

## **Appendix B**

### **Development of Alternatives**

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## 1.1 DEVELOPMENT OF ALTERNATIVES

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The Council on Environmental Quality (CEQ) *Regulations for Implementing the Procedural Provisions of the National Environmental Policy Act (NEPA)* establish a number of policies for federal agencies, including “using the NEPA process to identify and assess reasonable alternatives to the Proposed Action that would avoid or minimize adverse effects of these actions on the quality of the human environment.”<sup>1</sup> This section provides a detailed description of the development of alternatives.

The United States (U.S.) General Services Administration (GSA) and U.S. Department of State (DOS) have undertaken an extensive process in the search for a possible site for the proposed Foreign Affairs Security Training Center (FASTC). A range of alternative sites/locations were evaluated for their potential to meet the needs of the DOS Bureau of Diplomatic Security training program, while having the least impact on the environment. This process and the resulting alternatives carried forward for analysis in this Supplemental Draft EIS are summarized below and discussed in the following sections.

### Site Selection Process Summary

1. Site Alternatives Considered
  - a. 1993 Site Search
  - b. 2009 Site Search
  - c. 2010 Site Search
  - d. 2013 Additional Due Diligence
2. Build Alternatives Considered
  - a. 2011 Range of alternative layouts on the Fort Pickett/Nottoway County site.
  - b. 2012 GSA Design Excellence Program review alternative
  - c. 2012 Build Alternative 1 and Build Alternative 2 evaluated in the Draft EIS
  - d. 2014 Build Alternative 3 evaluated in the Supplemental Draft EIS

#### 1.1.1 Site Alternatives Considered

##### 1.1.1.1 1993 Site Search

DOS efforts to establish a dedicated security training facility began in 1993, and over a period of years included the evaluation of existing federal sites and private property as a potential location. The initial consideration of potential sites by DOS involved various federal facilities, operational military bases, and other military facilities scheduled for closure. The search focused on land available for acquisition from federal agencies, the exclusive use of land on federal

#### Which sites were considered for FASTC?

Over a period of years, an extensive site search process evaluated more than 70 potential sites in proximity to the Washington D.C. area.

- Federal facilities
- Military bases
- Private property

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<sup>1</sup> (40 CFR 1500.2[e])

installations or military bases, as well as the expansion of existing federal facilities that could accommodate their training requirements. The inquiries also considered opportunities for sharing existing training facilities. Among the federal agencies that DOS approached to explore the potential for sharing facilities or collocating were the U.S. Drug Enforcement Administration, the U.S. Customs and Border Protection, the Federal Law Enforcement Training Center, the Federal Bureau of Investigation, and the U.S. Department of Defense. Potential federal, military, or commercial facilities investigated were: Aberdeen Proving Ground, Agricultural Resource Center, Blossom Point U.S. Army Research Center, Federal Law Enforcement Training Center, and Indian Head Naval Surface Weapons Center in Maryland; Camp Dawson and Summit Point Raceway Associates in West Virginia; and Fort AP Hill, Fort Pickett, and U.S. Marine Corps Base Quantico in Virginia. Based on responses to DOS inquiries, none of the federal facilities, operational military bases, and other military facilities were able to accommodate the student populations or the unique curriculum and mission needs of DOS.

#### 1.1.1.2 2009 Site Search

Recognizing the lack of available federal land and the continuing need for consolidation of training activities, DOS requested assistance from GSA in the summer of 2009 to find a site suitable to accommodate FASTC. GSA used available real estate databases and posted an announcement on the Federal Business Opportunities website ([www.fbo.gov](http://www.fbo.gov)) on June 29, 2009 to solicit potential sites. Using DOS project requirements, GSA issued an announcement that included the following general site criteria:

- That it be contiguous
- Be within approximately 150 miles of the U.S. Capitol in Washington D.C. to maintain proximity to DOS headquarters
- Provide geometry and topography suitable for development
- Have no landfills or hazardous waste contamination on or near the site that would require substantial clean up
- Have the developable area located outside of the 100-year floodplain
- Have reasonable access to power, water, telephone, cable or satellite, and fiber optics
- Have convenient access to major traffic arteries and amenities

These general site criteria were used to develop a more detailed set of site selection criteria relating to the purpose and need for the facility that was used for the site selection process conducted by GSA.

As a result of searching the real estate databases and from responses to the announcement, 30 sites were identified by GSA for further exploration. The exploration process occurred from June 2009 through November 2009 and used a tiered evaluation process consisting of the detailed site selection criteria. GSA and DOS developed and applied to each site a wide-ranging set of criteria, including environmental factors, related to the purpose and need for the facility. Sites that best met the criteria at each level were moved forward in the selection process. Sites not meeting the criteria were withdrawn from further consideration. In general, the evaluations of the candidate sites began using a broad set of criteria and became more specific and focused as the candidate field narrowed. Once the evaluation process had been completed, 27 of the properties were eliminated from consideration as a suitable FASTC site and three remaining sites were placed on a short list and evaluated further.

After detailed information was obtained on each of the three short-listed properties, including the results of Phase 1 Environmental Site Assessments (baseline assessment of potential presence of contamination on or in the vicinity of the site), a comparison of the short-listed properties was made for the purposes of choosing one site as the preferred site for acquisition. The short-listed properties were evaluated in detail utilizing over 80 different criteria. In November 2009, it was determined that only the Hunt-Ray/Crismer Farms site in Queen Anne's County, Maryland, met the overall programmatic requirements of the proposed FASTC. As a result, GSA and DOS initiated its NEPA evaluation process including Public Scoping and detailed environmental investigations. In June 2010, after further analysis, DOS and GSA determined that the Hunt Ray/Crismer Farm site would no longer be considered for the DOS FASTC. DOS and GSA were committed to a robust and transparent public engagement process; valuing the input from the citizens of Queen Anne's County and the leadership of both federal and local representatives on behalf of that community.

#### 1.1.1.3 2010 Site Search

In the summer of 2010, GSA and DOS conducted an additional round of site searches with a renewed focus on federally owned or publically held lands in accordance with President Obama's 2010 directive that federal agencies try to use existing land and resources rather than purchasing or leasing new property. Site selection consisted of a four-step process. Step 1 determined if a site was a candidate for the proposed FASTC using a set of mandatory and relative criteria; Step 2 evaluated candidate sites in more detail using criteria in a suitability analysis; Step 3 evaluated suitable sites in a feasibility study; and Step 4 was to perform a NEPA evaluation on the final short list of sites. Following is a description of each step.

#### **Step 1: Criteria to Identify Candidate Sites:**

##### ***Mandatory criteria***

- The property must be federally owned or publically held
- The property must be a minimum of 1,500 acres and support the FASTC program of requirements (configuration and characteristics of the land may require the area to be larger than 1,500 acres, but multiple parcels may be considered)
- The property must be located near compatible land uses that would allow for 24/7 operation of the facility

##### ***Relative criteria***

- Site located within 4 hours drive time or 220 miles from the DOS/Diplomatic Security Headquarters (1801 N. Lynn Street, Arlington, Virginia).
- Average mean winter temperature 35 degrees Fahrenheit (°F) or higher and average mean summer temperature of 82 °F or lower
- Average total annual snowfall of less than 30 inches
- Average total days of snow less than 20 days (for entire period) to limit disturbance to multi-day blast and post blast analysis training
- Average number of days in which the temperature falls below 32 °F, is less than 110, and rises higher than 90 °F, is less than 65 for entire period

Forty-one candidate sites were identified in Step 1. Of the 41 sites, only two candidate sites were identified that met all the required mandatory criteria: Letterkenny Army Depot/Scotland School in

Chambersburg, Pennsylvania and Fort Pickett/Nottoway County in Nottoway County, Virginia. These sites were then evaluated in Step 2 by a suitability analysis, site visit, and test fit of the FASTC program using the following Step 2 criteria. Details of Step 1 and Step 2 of the site evaluation process are provided in **Attachment 1**.

**Step 2: Criteria to Evaluate Candidate Sites:**

***Mandatory criteria***

- Sufficient developable area – property must contain sufficient developable area to support the FASTC mission and program of requirements when considering, at a minimum, parcel configuration and environmental constraints (i.e., topography, floodplains, wetlands, steep slopes, historic and cultural resources, transportation and access, availability of utilities, etc.)
- Compatible surroundings – surrounding areas must be adequately buffered from the FASTC 24/7 impacts, accomplished by setbacks, compatible adjacent use, or noise controls

***Relative criteria***

- Ease of acquisition – including number of parcels, pre-existing restrictions or controls on the property's use or land costs
- Access to life support – availability of a Level I trauma center
- Community support and development climate – preliminary assessment of local support or opposition to the proposed FASTC

To determine the suitability of the two candidate sites, a full analysis was conducted, including site visits by environmental, architectural, and engineering specialists and the preparation of preliminary layouts (i.e., test fits) of the FASTC program. This analysis determined that the combination of Fort Pickett and Nottoway County parcels was the only suitable location for FASTC.

Letterkenny Army Depot/Scotland School did not meet the Step 2 mandatory criteria for the FASTC program. It was determined that there was not sufficient developable land to house the FASTC program, at the Letterkenny Army Depot/Scotland School site, that operations at this site might conflict with FASTC operations, and that operating restrictions imposed to mitigate community impact would be incompatible with FASTC's training mission. Constraints found at the site included the encroachment of blast arc zones, unsuitably steep topography, available parcel configuration, potential and known environmental constraints, potential and known federal and state threatened and endangered species, and potential and known historic and cultural resources. As a result, this site was eliminated from further consideration.

**Step 3: Feasibility Study for Suitable Candidate Sites:**

The third step in the site selection process was to conduct a feasibility study for the Fort Pickett/Nottoway County site. The following criteria were considered as part of the feasibility study:

**CATEGORY 1 – DOS PROGRAM CONSIDERATIONS**

***Mandatory criteria***

- Development of the site must support the DOS mission
- Site must accommodate the DOS Program of Requirements

- Build alternative must demonstrate an effective layout of the Program of Requirements and comply with federal law, policies, and best practices

***Relative criteria***

- Phasing - the ability to phase development of the program and activities

**CATEGORY 2 – PROJECT IMPLEMENTATION**

***Mandatory criteria***

- Avoids significant risks in terms of schedule, cost, and environment

***Relative criteria***

- Cost
- No significant impacts to the site acquisition and procurement process.

**CATEGORY 3 – PROJECT IMPLEMENTATION**

***Mandatory criteria***

- None

***Relative criteria***

- NEPA and National Historic Preservation Act (NHPA) - impacts to site development and build alternatives from the protection of and/or avoidance of environmental, historical, and archaeological features
- Sustainable design - site's ability to support sustainable design on a campus and at building level
- Community relations - site can support, mitigate, and enhance community relations

**CATEGORY 4 – FACILITIES AND SITE**

***Mandatory criteria***

- None

***Relative criteria***

- Utilities and telecommunications – availability and capacity of current infrastructure
- Security - site would satisfy the security requirements and operations for FASTC
- Access to life support facilities
- Transportation access and circulation within the site that supports the FASTC mission and program

GSA and DOS prepared a feasibility study to further identify potential benefits, constraints, and risks to siting the proposed FASTC on the Fort Pickett/Nottoway County parcels. As part of this study, GSA and DOS initiated exploratory site planning workshops in July and August 2010 to study existing site conditions and facilities, utilities and infrastructure, circulation routes, adjacencies, and regulatory restrictions. Site plan “test fit” alternatives for FASTC developed during the workshops indicated that the proposed site was feasible.

After refining the proposed land configuration through coordination with VaARNG, Nottoway County, and the Commonwealth of Virginia in September 2011, DOS began the preparation of a Master Plan for

FASTC at the Fort Pickett/Nottoway County site, and more detailed “build alternatives” were developed to refine the program layout and maximize the avoidance of environmental impacts.

#### **Step 4: Evaluate Short List Sites by Conducting a NEPA Study**

- Follow the process prescribed by NEPA to evaluate the short list sites

In October 2011, GSA published the Notice of Intent (NOI) for initiation of the EIS to evaluate the environmental impacts of development of FASTC on the Fort Pickett/Nottoway County site.

##### **1.1.1.4 2013 Additional Due Diligence**

In early 2013, all efforts and work on the proposed site at the Fort Pickett/Nottoway County site was put on hold pending additional due diligence and reviews at an existing training site in Georgia. As part of this due diligence effort, DOS conducted site visits to the Federal Law Enforcement Training Center (FLETC) in Glynco, Georgia. During this time period, DOS also assessed the scope and size of the FASTC project and determined a smaller platform was more fiscally prudent.

In April 2014, the earlier DOS selection of the Fort Pickett/Nottoway County site for the proposed FASTC was reaffirmed. Planning for the site resumed based on a reduced scope of requirements compared with the 2012 plan. The project would now proceed as a hard skills only facility, including driving tracks, firing ranges, mock urban environment, explosives ranges, and associated classrooms and administrative functions. Soft skills training, such as computer labs, dormitories, and dining facilities, were eliminated from the program, and several hard skills training venues were consolidated.

Based on adjustments made to the proposed FASTC scope of requirements, DOS prepared a Master Plan Update in 2014 that modifies the previous alternatives evaluated in the 2012 Draft EIS.

##### **1.1.2 Build Alternatives Considered But Eliminated**

A range of alternative layouts for development of the proposed FASTC on the Fort Pickett/Nottoway County parcels was considered. GSA and DOS developed approximately 14 different layouts or configurations of the project venues that had potential to be functional according to the needs of the FASTC program. Each layout was considered in the context of potential impacts on natural resources, the built environment, and topography. Changes were made in the layout of the proposed project to avoid impacts. Several examples of alternative layouts considered but eliminated are as follows:

- Alternative layouts were considered for the necessary relocation of an existing VaARNG tank trail, Butterwood Road, on Parcel 21/20. From an operational prospective, the optimal site for the relocated tank trail was north of the Parcel 21/20 boundary. However, the layout was revised to place the tank trail inside the Parcel 21/20 boundary and was realigned to avoid wetlands and cultural resources.
- Alternative configurations were explored for the Main Campus layout that would result in differing amounts of impacts to wetlands, but these were eliminated in favor of alternatives that would avoid or minimize impacts.
- Alternative layouts were considered for the High Speed and Off Road Drive Track areas that were refined to avoid wetlands and cultural resources and to minimize wetland crossings.



Build Alternative 1 and Build Alternative 2 were presented to the public during the scoping period in October 2011. In 2012, the alternatives were refined to minimize environmental impact and as a result of the GSA Design Excellence process. The original alternatives were modified as follows:

- Build Alternative 1 originally presented during the scoping period included varied layouts of the drive track and firing range areas. These layouts were further developed during the EIS analysis to avoid wetlands after wetland delineations were completed.
- Build Alternative 2 originally presented during the scoping period included the Main Campus and Firing Range Areas on the southern portion of Parcel 21/20. VaARNG later determined that this area would no longer be available for the project and was removed from the parcel. This and the requirements of the GSA Design Excellence review process necessitated the addition of the Grid Parcel and LRA Parcel 10. Build Alternative 2 was further developed to include on all four parcels. The drive tracks and firing range facilities were also reconfigured to avoid delineated wetlands, and the firing range buildings were relocated to avoid a buffer area for a bald eagle nest discovered in 2012 during field investigations.

Therefore, the resulting build alternatives evaluated further in the Draft EIS were those that both met the needs of the FASTC program and avoided, to the extent possible, impacts on the natural and human environment.

### 1.1.3 Alternatives Evaluated in the 2012 Draft EIS

The alternatives fully evaluated in the Draft EIS included the No Action Alternative and two build alternatives, Build Alternative 1 and Build Alternative 2. The two Draft EIS build alternatives consisted of varied layouts according to the programmatic requirements of the proposed FASTC facility with site designs that have potential to have the least environmental impact. The following sections describe the 2012 Draft EIS alternatives.

#### 1.1.3.1 No Action Alternative

The option of GSA taking no action to develop the proposed FASTC in Nottoway County or other locations is considered in the Draft EIS. Under the No Action Alternative, the proposed FASTC would not be established and DOS would continue training operations at existing dispersed contracted and leased

### Which alternatives have been evaluated in the EIS?

- **No Action:** Federal government decides not to develop any site to accommodate the FASTC program. The existing FASTC training program would continue at existing dispersed locations

#### 2012 Draft EIS

- **Build Alternative 1:** Main Campus, Firing Ranges and Explosives Ranges on Parcel 21/20; Drive Tracks and Mock Urban Area on LRA Parcel 9 (no longer feasible)
- **Build Alternative 2:** Main Campus on LRA Parcel 10; Firing Ranges and Explosives Ranges on Parcel 21/20; Drive Tracks and Mock Urban Area on LRA Parcel 9 and Grid Parcel (no longer feasible)

#### Supplemental Draft EIS

- **Build Alternative 3:** Campus Core, Drive Tracks and Mock Urban Area on LRA Parcel 9 and Grid Parcel; Firing Ranges and Explosives Ranges on Parcel 21/20; munitions storage at ARNG Ammunition Supply

training facilities. The parcels of land at Fort Pickett and Nottoway County being considered for the Proposed Action would not be developed by GSA and DOS, and the existing land uses would remain.

#### 1.1.3.2 2012 Draft EIS Build Alternative 1

Under Build Alternative 1 (**Figure B-1**), training would occur at the site in hard skills and soft skills facilities located on Parcel 21/20 and LRA Parcel 9.

*Main Campus Area* – Classrooms, administration buildings, and dormitories (A01, A02, A03, A04, A06, A07, A08, I02, I07, R06, and S01, S05, and S04) would form a “Main Campus” that would be centrally located on a plateau along the western boundary of Parcel 21/20. Security standards for sensitive program elements in the Main Campus require the area to be secured by fencing to meet Interagency Security Committee design criteria. Access to the Main Campus would be through the Main CAC from Dearing Avenue, an existing north-south circulation road at Fort Pickett. Locating the Main Campus on a plateau of Parcel 21/20 utilizes a relatively flat area with gradually-sloping topography that would minimize re-grading. A dense development footprint would minimize encroachment on existing wetland buffers.

*Mock Urban Environment Area* – the Mock Urban Environment Area (D03, E04, T01, T02, T03, and T04) would be situated on the eastern portion of LRA Parcel 9 and would be positioned to utilize the existing street grid. This location also takes advantage of existing utilities located along the street grid and the flat natural terrain of the area.

*High Speed Driving Track Area* – the High Speed Driving Track Area (D01, D02, D06, and A09) would be located in the central portion of LRA Parcel 9. High speed driving facilities consist of three asphalt-paved high speed anti-terrorism driving courses (high speed tracks), each with an associated cone course, skid pad, and classroom building. Each high speed track facilitates a variety of training scenarios by also including a city street grid, one straight away per track that allows speeds of at least 90 miles per hour, elevation changes to provide uphill and downhill turns, constant-radius turns, flat turns, off and on camber turns, S-turns, and adequate safety run-off zones. The central portion of LRA Parcel 9 is an area of sloping topography that accommodates the elevation changes needed for the various turns. The integration of the tracks with existing site conditions in this location would help to minimize site work and environmental impact. The easternmost high speed track would be in proximity to the Mock Urban Environment Area and can be connected with acceleration and deceleration lanes that enable the areas to be used together in driver training scenarios.

*Emergency Services* – Emergency medical services, including two staff, emergency transport vehicles, and equipment would be located in the T01 training building in the southeast portion of LRA Parcel 9, off Military Road.

*Off-Road Driving Course and Unimproved Road Driving Course Area* – the Off-Road Driving Course and Unimproved Road Driving Course (D04 and D05) and associated classroom buildings would be located on the northern portion of LRA Parcel 9. Driver classroom buildings are strategically placed to avoid runway clear zones and accident potential zones imposed by the Blackstone Army Airfield located to the north of LRA Parcel 9. Track requirements are well aligned with existing topography and the tracks are pervious, which minimizes site work and environmental impact.

*Firearms Training Area* – firing range buildings (R01, R02, R03a-c, R04, R05, R07, and R08) would be located in the east-central portion of the Parcel 21/20, northeast of the campus area. The ranges would generally be located along the southeast boundary of the parcel between Fort Pickett's Forrest Road and Trainfire Road and adjacent to existing VaARNG firing ranges. Wetlands border the southern and western limits of the firing range area. Range buildings would be located to maximize the use of existing Fort Pickett roads and an existing 300 meter outdoor firing range (Range 8), which would minimize development area and associated environmental impact. This location for the range buildings corresponds with existing site plateaus and avoids steep topography, wetlands, and other areas requiring substantial site work for building pad placement.

*Explosives Range Area* – explosives ranges (E01, E02, E03, and E05a-e) would be located in the northern portion of the Parcel 21/20. Access to the Explosives Range Area from the Firing Range Area and Main Campus would be achieved with a combination of new roads and existing tank trails. Individual explosive pads would be positioned to keep all blast fragment clearances entirely within the Parcel 21/20 boundaries.

The location of the explosive ranges proposed in Build Alternative 1 interrupts two existing primary tank routes essential for maneuver training at Fort Pickett. The north-south tank trail (Trimble Road) and the primary east-west tank trail (Butterwood Road) would need to be relocated around the proposed explosive ranges because they would traverse the safety zones. The rerouted tank trails would maintain the connection between Dearing Avenue and Trainfire Road and would thus preserve the existing Fort Pickett circulation.

The following applies in general to all Build Alternative 1 sites:

*Re-vegetation* – Build Alternative 1 would require the clearing of approximately 500 acres. Existing vegetation would be preserved wherever possible and cleared areas would be re-planted where feasible. Where existing forest would be cleared or disturbed, native plant communities indigenous to the central Piedmont and the immediate area would be used to re-vegetate the areas. Woodland-edge vegetation would be planted along disturbed edges and would include early successional trees, shrubs, and grasses. Early successional plant species are those that are first to grow in recently disturbed areas and are naturally replaced by different species as site conditions change over time. These plantings would re-establish a natural edge to the forest, create corridors for wildlife movement, and prevent invasive species from establishing along disturbed edges.

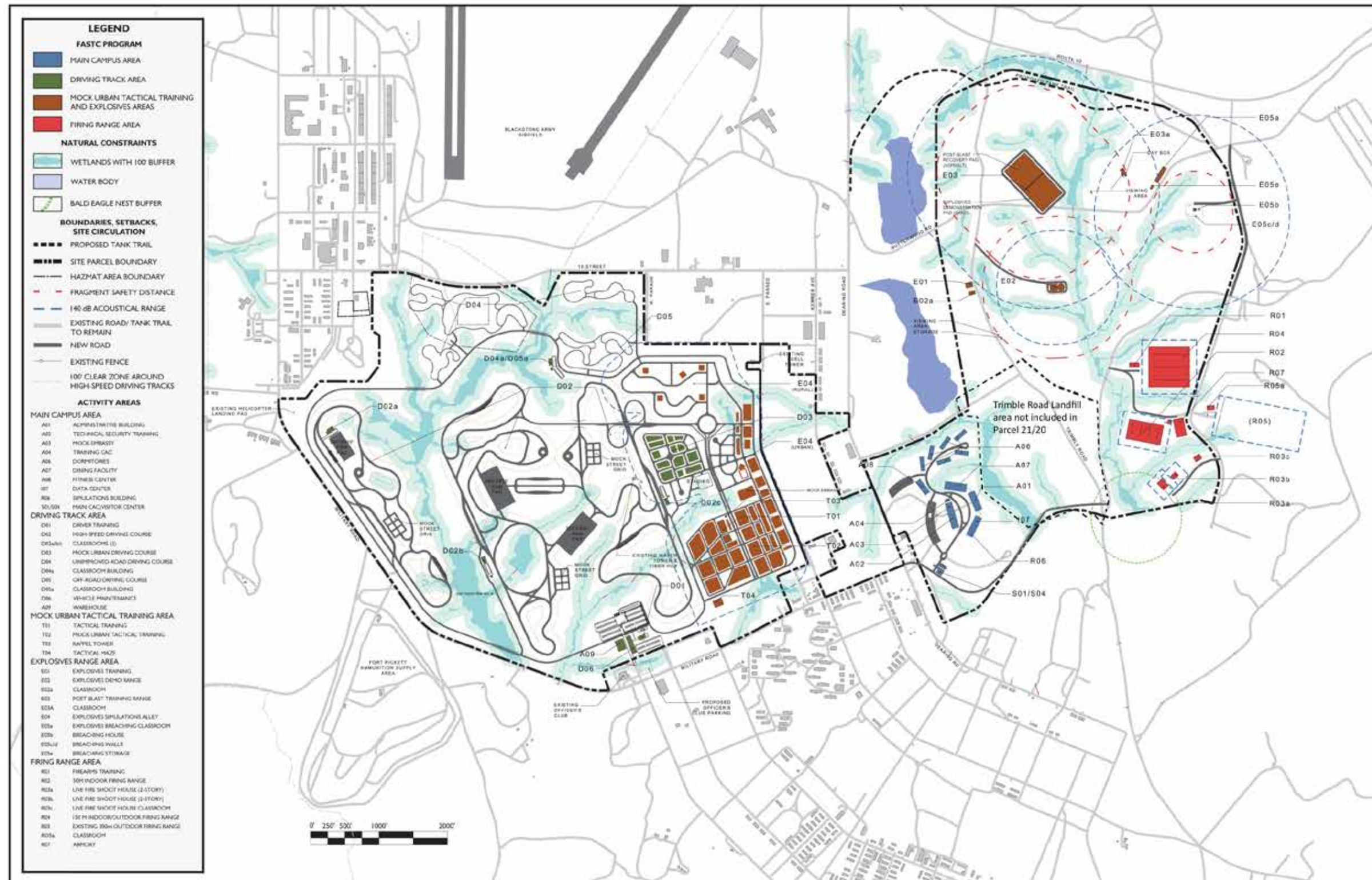
*Wetland and Stream Protection* – Wetlands and streams would be avoided to the extent feasible. Stream crossings would be constructed perpendicular to the stream channel and culverts would be sized to maintain efficient peak flows. A 100-foot wetland buffer area would be maintained around wetlands and streams wherever feasible.

*Utilities* – infrastructure improvements would be required for Build Alternative 1. Currently, water and sewer service for the area is provided by the town of Blackstone, Virginia. Both the water treatment plant and the wastewater treatment plant are located within Fort Pickett. The FASTC facilities would tie into these existing facilities; however, additional lines would be required for Parcel 21/20. Improvements would also be required in the electrical system owned and operated by Southside Electric

Cooperative. In addition to some new transmission lines, both overhead and buried, a new separate primary power delivery system would be developed. Existing telecommunications infrastructure on LRA Parcel 9, including fiber optic lines and a fiber optic node, would be relocated. Site lighting would be designed using fixtures that minimize light pollution.

*Access and Circulation* – access to the Main Campus of the proposed FASTC under Build Alternative 1 would mainly be by personally operated vehicle or shuttle bus from U.S. 460 to Military Road, through the Fort Pickett Main Gate to the FASTC Main Campus CAC off Dearing Avenue. Secondary access to the Main CAC would be from U.S. 460 to U.S. 460 Business (North Main Street) to downtown Blackstone to VA Route 40 and Military Road through the Fort Pickett Main Gate to the Main CAC. Alternatively, North Main Street could be followed through downtown Blackstone to South Main Street to West Entrance Road with entrance to Fort Pickett and Military Road at the West Gate. Internal circulation would be





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FOREIGN AFFAIRS SECURITY TRAINING CENTER  
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BUILD ALTERNATIVE I

August 8, 2012



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Figure B-1. Build Alternative 1

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from Military Road to Dearing Avenue to Parcel 21/20 and the Main CAC, or the Main CAC to Dearing Avenue to Military Road access points on LRA Parcel 9 at Garnett Avenue and West Parade Avenue.

#### 1.1.3.3 2012 Draft EIS Build Alternative 2

Under Build Alternative 2 (**Figure B-2**), the training would occur at the site in hard skills and soft skills facilities located on Parcel 21/20, the Grid Parcel, LRA Parcel 9, and LRA Parcel 10. This build alternative includes two additional parcels as compared to Build Alternative 1, the Grid Parcel and LRA Parcel 10.

Build Alternative 2 includes all the FASTC program elements that are included in Build Alternative 1. The FASTC High Speed Driving Track and Off Road/Unimproved Driving Course Areas, Firing Range Area, and Explosives Range Area would generally all be located on the same sites as Build Alternative 1. The major differences between Build Alternative 1 and Build Alternative 2 are the locations of the Main Campus, Mock Urban Environment Area, and two buildings of the High Speed Driving Track Area.

*Main Campus Area* – the Main Campus (A01, A02, A03, A04, A06, A07, A08, I02, I07, R06, and S01, S05, and S04) would be located on LRA Parcel 10, west of LRA Parcel 9 on West Entrance Road (**Figure B-2**). The number of dorm buildings would be reduced from six to five under Build Alternative 2 to reduce impacts of the building footprint. The Main Campus buildings would be secured by fencing, as described under Build Alternative 1.

*Mock Urban Environment Area* – the Mock Urban Environment Area (D03, E04, T01, T02, T03, and T04) would be located on LRA Parcel 9 and the Grid Parcel.

*High Speed Driving Track Area* – the driver training building (D01) and vehicle maintenance buildings (D06), including a parking garage (D06a) and associated surface parking, would be located on the Grid Parcel under Build Alternative 2. The warehouse building (A09) would also be located on the Grid Parcel under Build Alternative 2.

The following applies in general to all Build Alternative 2 sites:

*Re-vegetation* – Build Alternative 2 would require a similar amount of clearing, approximately 525 acres, as Build Alternative 1. Build Alternative 2 would incorporate the same minimization of clearing of vegetation and re-vegetation of disturbed sites as described under Build Alternative 1.

*Wetlands and Streams* – Wetlands, streams, and buffers would be avoided to the extent feasible as described under Build Alternative 1.

*Utilities* – infrastructure improvements would also be required for Build Alternative 2. Build Alternative 2 water and wastewater requirements would also tie into the town of Blackstone's existing facilities, and additional lines would be required for Parcel 21/20 and LRA Parcel 10. Improvements would also be required in the electrical system owned and operated by Southside Electric Cooperative. New transmission lines would be required on Parcel 21/20 and LRA Parcel 10 and a new separate primary power delivery system would be developed. Existing telecommunications infrastructure on LRA Parcel 9, including fiber optic lines and a fiber optic node, would be relocated. Site lighting would be designed using fixtures that minimize light pollution.

*Access and Circulation* – The majority of daily trainee and employee vehicle trips to/from the Main Campus would be through a gate-controlled access point located on the east side of LRA Parcel 10 off Military Road, across from West 10<sup>th</sup> Street. Travel would be by personally operated vehicle or shuttle bus from U.S. 460 to Military Road, through the Fort Pickett Main Gate. Visitors, new students, and new staff would access the FASTC Main Campus through the entrance on West Entrance Road, west of the Fort Pickett West Gate. The addition of the gate on Military Road reduces trips through downtown Blackstone, West Entrance Road, and at the Fort Pickett West Gate. Travel would be from U.S. 460 to U.S. 460 Business (North Main Street) to downtown Blackstone to South Main Street and east on West Entrance Road to the FASTC CAC.

Internal circulation would be from the Main Campus to West 10<sup>th</sup> Street to Dearing Avenue to Parcel 21/20 or Grid Parcel access points. Access to the Drive Tracks and Mock Urban Environment Areas on LRA Parcel 9 and the Grid Parcel would be via West 10<sup>th</sup> Street to Dearing Avenue to two access points off Dearing Avenue. Students would access the Driver Training building from a new driveway approximately 500 feet north of Military Road. Staff reporting to the warehouse and tactical training buildings would enter and exit via existing E. 15<sup>th</sup> Street to Kemper Avenue. Access to the Firing Ranges and Explosive Ranges on Parcel 21/20 would be off Dearing Avenue via existing Foley Road and Trimble Road.

#### **1.1.4 Alternatives Evaluated in the Supplemental EIS**

Based on adjustments made to the proposed FASTC scope of requirements, GSA and DOS prepared a Master Plan Update in 2014 that modifies the 2012 build alternatives. The Master Plan Update is evaluated in the Supplemental Draft EIS as Build Alternative 3. Because of the reduced scope of requirements, Build Alternatives 1 and 2 are no longer considered reasonable or feasible alternatives and are eliminated from further evaluation in the Supplemental Draft EIS.

The alternatives evaluated in the Supplemental Draft EIS are the No Action Alternative, which remains unchanged from the 2012 Draft EIS, and Build Alternative 3. Reasonable alternatives for layout of the proposed FASTC facilities were considered throughout the process for development of alternatives and the Master Plan Update (refer to Supplemental Draft EIS **Section 2.2.2.2**). Build Alternative 3 represents the optimal layout for meeting Diplomatic Security hard skills program requirements and avoidance of environmental impacts. Therefore, Build Alternative 3 is the Preferred Alternative of this Supplemental Draft EIS.



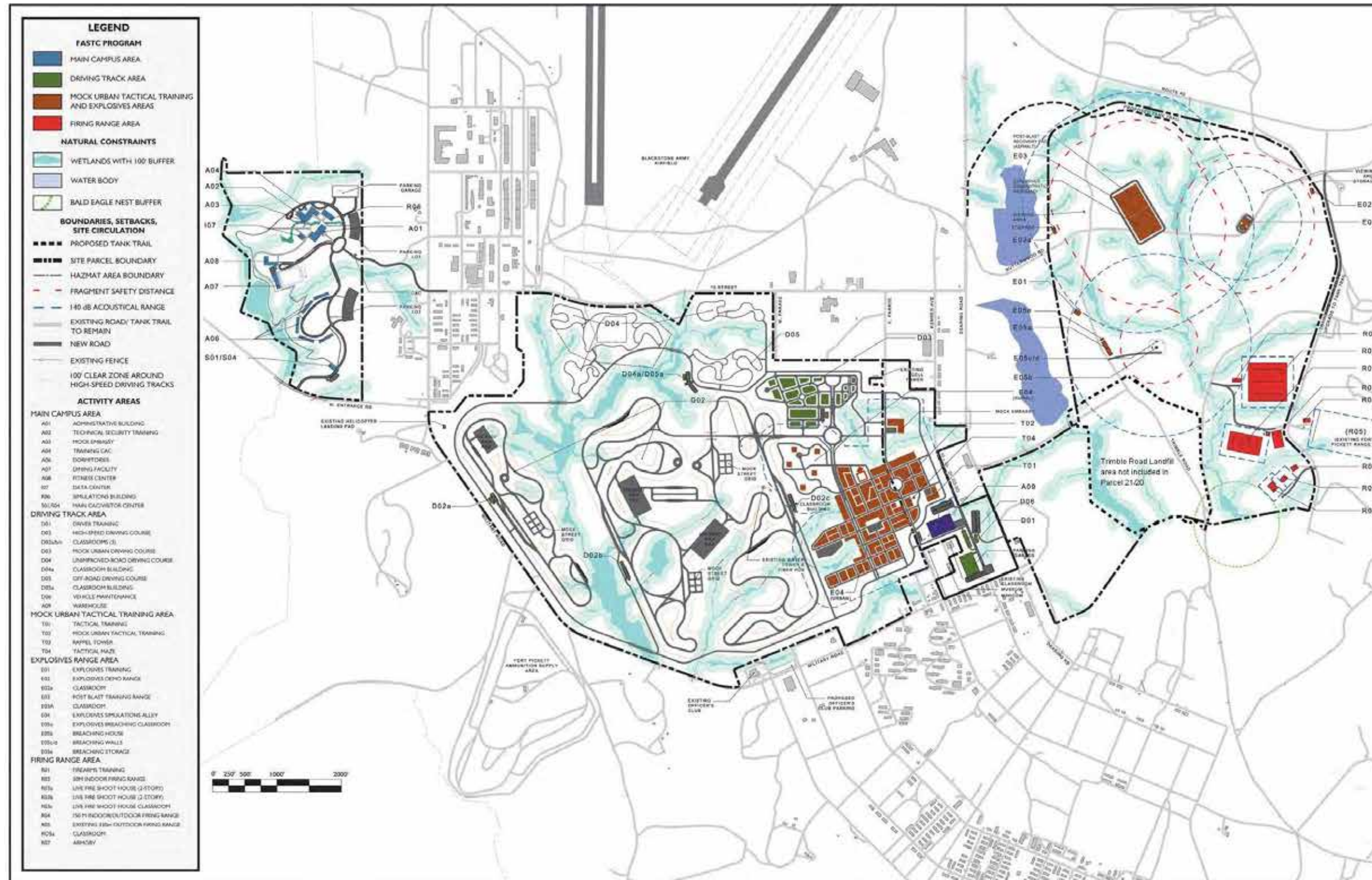


Figure B-2. Build Alternative 2



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## **Attachment 1**

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# **FASTC Site Evaluation**

**Step 1 and Step 2  
5/9/2011**

This FASTC Site Evaluation was prepared for the General Services Administration and the Department of State by Gensler in consultation with Karn Charuhas Chapman & Twohey and TEC.

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14. Lakehurst Naval Air Center	42
15. Warren Grove Range	44
16. Naval Weapons Station Earle	46
17. Fort Dix	48
18. Fort Indiantown Gap	50
19. Letterkenny Army Depot	52
20. Fort Story	56
21. NSF Dahlgren (Pumpkin Neck Annex)	58
22. NAS Oceana Dam Neck Fleet Training	60
23. Naval Amphibious Base Little Creek	62
24. NSA South Potomac	64
25. Naval Air Landing Field Fentress	66
26. Naval Station Norfolk	68
27. NSA Norfolk Annex	70
28. Langley Air Force Base	72
29. Fort Lee	74
30. Radford Army Ammunition Plant	76
31. Fort Eustis	78
32. Fort Belvoir	80
33. Camp Peary	82
34. Naval Weapon Station Yorktown	84
35. Fort Pickett ARNG MTC	86
36. Marine Corps Base Quantico	90
37. Fort A.P. Hill	92
38. Allegany Ballistics Lab	94
39. CTC Camp Dawson	96
40. National Conservation Training Center	98
41. Summit Point Raceway	100

# Site Evaluation Process Summary

This document represents the results of two steps of site evaluation process for FASTC:

1. Identifying Candidate Sites
2. Evaluating Candidate Sites

## Step 1: Identifying Candidate Sites

Sites were judged by the three mandatory and two relative criteria listed below.

### Mandatory Criteria For Candidate Sites

#### PUBLIC OWNERSHIP

Properties must be federally owned or publicly held.

#### MINIMUM SIZE

Parcels must be a minimum of 1,500 acres and support FASTC program of requirements. Based on parcel(s) configuration and characteristics, the land area may need to be larger than 1,500 acres. Multiple parcel configurations can be considered.

#### 24/7 OPERATION

The parcel location must not be located adjacent to any uses that would prohibit FASTC 24/7 operation due to noise and other potential impacts.

### Relative Criteria for Candidate Sites

#### CLIMATE

DS currently schedules and conducts tactical training 50 weeks per year, with two weeks allocated for facility maintenance. The location's climate should be capable of supporting this training cycle. Characteristics of a supportive climate are as follows:

During the period of November through March (inclusive), the site's:

1. Average mean temperature is 35 degrees (F) or higher
2. Average total annual snowfall does not exceed 30 inches
3. Average total days of snow does not exceed 20 days (for entire period)
4. Average number of days on which the temperature falls below 32 (F) does not exceed 110 for entire period

During the period of June through August (inclusive), the site's

1. Average mean temperature of 82 degrees (F) or lower
2. Average number of days on which the temperature is higher than 90 degrees (F) not to exceed 65 for entire period

Sites that possess climate characteristics that conform to those listed above will receive more favorable consideration.

Data to evaluate these criteria were obtained using the almanac feature of [www.myforecast.com](http://www.myforecast.com).

#### PROXIMITY

The parcel should be within 4 hours drive time or 220 miles from the DoS/Diplomatic Security Headquarters (1801 N Lynn Street, Arlington VA). Sites closer to this location will receive more favorable consideration.

Data to evaluate these criteria were obtained using [www.google.com/maps](http://www.google.com/maps).



## **Step 2: Evaluating Candidate Sites**

In order to evaluate the two mandatory and three relative criteria listed below, three evaluation activities were conducted:

1. Suitability Analysis based on review of available data
2. Site Visit
3. Test Fit

Sites were eliminated at the point it became evident that the mandatory criteria cannot be satisfied. Relative criteria were not evaluated as go/no-go but they help assess the potential success of the candidates for further consideration.

### **Mandatory Criteria for Evaluating Candidate Sites**

#### **SUFFICIENT DEVELOPABLE AREA**

The property must contain sufficient developable area to support the FASTC mission and program of requirements. Suitability analysis should consider the following characteristics at a minimum: parcel configuration, topography, floodplains, wetlands, steep slopes, historic and cultural resources, transportation and access, availability of utilities, etc

#### **COMPATIBLE SURROUNDINGS**

The surrounding context must adequately buffered from FASTC 24/7 impacts. This may be accomplished by setbacks, compatible adjacent use, noise controls, or other methods.

### **Relative Criteria**

#### **EASE OF ACQUISITION**

The quantity of parcels, any pre-existing restrictions or controls on the property's use or acquisition, as well as land costs all contribute to the ease of acquisition.

#### **ACCESS TO LIFE SUPPORT / Level I trauma center/facility**

The nearest life support / Level I trauma center/facility should be identified.

#### **COMMUNITY SUPPORT and DEVELOPMENT CLIMATE**

A preliminary assessment of local support or opposition for FASTC should be prepared.

# Step 1 Evaluation Summary

1	2	3	4	5	6
Fort Detrick	Blossom Point Research Facility	Brandywine Globecom Annex	NSWC Indian Head	Andrews AFB	Fort Meade
Frederick, MD	Charles County, MD	Brandywine, MD	Indian Head, MD	Suitland, MD	Ft George Meade, MD

## Step 1

STEP 1: MANDATORY	PUBLIC OWNERSHIP						
	Publicly Owned (Y/N)	Y	Y	Y	Y	Y	Y
	MINIMUM SIZE						
	Parcel(s) Sizes (Acres, 1,500+)	1,153	1,600	1,635	1,961	4,996	5,067
STEP 1: RELATIVE	24/7 OPERATION						
	Determination (Suitable, Y/N)	N	Y	N	Y	N	Y
	WEATHER (Temperature in Fahrenheit)						
	Mean Temperature, Winter (Degrees, 35+)	38.2	41.2	40.2	39.6	40.2	39.4
STEP 1: RELATIVE	Total Annual Snowfall (Inches, not to exceed 30)	23	15.98	21.08	21.58	21.08	18.01
	Total Days of Snow (Days, not to exceed 20)	12	6	10	10	10	12
	Days w/ <32 Deg Temps (Not to exceed 110)	105	81	80	95	80	92
	Mean Temperature, Summer (82 deg or less)	73.67	76.33	75.00	75.00	75.00	75.33
STEP 1: RELATIVE	Days w/90+ Deg Temps (Not to exceed 60)	24	28	20	22	20	25
	PROXIMITY						
	Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	1:02	1:18	0:39	1:02	0:33	0:49
	Distance from 1801 N. Lynn St. (Miles, less than 220)	48	44.4	21.8	34.7	15.3	27.5
DETERMINATION		NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE

KEY				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

7	8	9	10	11	12
NAS Patuxent River	Aberdeen Proving Ground	Agricultural Research Center	FLETC	Ft. Ritchie	McGuire AFB
Patuxent River, MD	Aberdeen, MD	Beltsville, MD	Cheltenham, MD	Ft. Ritchie, MD	Browns Mills, NJ

Step 1

STEP 1: MANDATORY	PUBLIC OWNERSHIP						
	Publicly Owned (Y/N)	Y	Y	Y	Y	N	Y
	MINIMUM SIZE						
	Parcel(s) Sizes (Acres, 1,500+)	6,398	72,406	6,700	372	591	3,596
	24/7 OPERATION						
STEP 1: RELATIVE	Determination (Suitable, Y/N)	N	Y	N	Y	Y	N
	WEATHER (Temperature in Fahrenheit)						
	Mean Temperature, Winter (Degrees, 35+)	42.2	38	41.6	40.2	36.2	37.8
	Total Annual Snowfall (Inches, not to exceed 30)	15	19.96	17.96	21.09	35.03	21.4
	Total Days of Snow (Days, not to exceed 20)	6	11	8	10	19	12
	Days w/ <32 Deg Temps (Not to exceed 110)	65	95	70	80	100	95
	Mean Temperature, Summer (82 deg or less)	76.00	74.67	77.33	75.00	73.67	73.67
	Days w/90+ Deg Temps (Not to exceed 60)	18	17	28	20	18	16
	PROXIMITY						
	Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	1:44	1:47	0:38	0:36	1:37	3:42
	Distance from 1801 N. Lynn St. (Miles, less than 220)	66.2	78.1	23	18.8	72.5	193
	DETERMINATION	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE

13	14	15	16	17	18
Picatinny Arsenal	Lakehurst Naval Air Center	Warren Grove Range	Naval Weapons Station Earle	Fort Dix	Fort Indiantown Gap
Dover, NJ	Lakehurst, NJ	Barnegat, NJ	Colts Neck, NJ	Fort Dix, NJ	Jonestown, PA
		NJ	NJ	NJ	

## Step 1

STEP 1: MANDATORY	PUBLIC OWNERSHIP					
	Publicly Owned (Y/N)	Y	Y	Y	Y	Y
	MINIMUM SIZE					
	Parcel(s) Sizes (Acres, 1,500+)	6,493	7,408	9,416	11,134	30,636
	24/7 OPERATION					
STEP 1: MANDATORY	Determination (Suitable, Y/N)	Y	N	Y	Y	Y

STEP 1: RELATIVE	WEATHER (Temperature in Fahrenheit)					
	Mean Temperature, Winter (Degrees, 35+)	37.8	37.8	37.8	37.8	36.2
	Total Annual Snowfall (Inches, not to exceed 30)	26.98	23	23	23	35.03
	Total Days of Snow (Days, not to exceed 20)	16	11	11	11	19
	Days w/ <32 Deg Temps (Not to exceed 110)	87	98	98	98	100
	Mean Temperature, Summer (82 deg or less)	75.00	72.67	72.67	72.67	73.67
	Days w/90+ Deg Temps (Not to exceed 60)	20	18	18	18	18
	PROXIMITY					
	Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	4:45	3:51	4:00	4:02	3:30
	Distance from 1801 N. Lynn St. (Miles, less than 220)	242	190	193	213	180

DETERMINATION	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE
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19	20	21	22	23	24
Letterkenny Army Depot	Fort Story	NSF Dahlgren (Pumpkin Neck Annex)	NAS Oceana Dam Neck Fleet Training Center	Naval Amphibious Base Little Creek	NSA South Potomac
Chambersburg, PA	Virginia Beach, VA			Norfolk, VA	Dahlgren, VA
VA					

Step 1

STEP 1: MANDATORY	PUBLIC OWNERSHIP						
	Publicly Owned (Y/N)	Y	Y	Y	Y	Y	Y
	MINIMUM SIZE						
	Parcel(s) Sizes (Acres, 1,500+)	18,668	1,451	1,641	1,100	2,120	2,677
	24/7 OPERATION						
STEP 1: RELATIVE	Determination (Suitable, Y/N)	Y	Y	Y	Y	Y	Y
	WEATHER (Temperature in Fahrenheit)						
	Mean Temperature, Winter (Degrees, 35+)	36.2	45.8	41.2	45.8	46.8	41.2
	Total Annual Snowfall (Inches, not to exceed 30)	35.03	6.96	15.98	6.96	6.96	15.98
	Total Days of Snow (Days, not to exceed 20)	19	2	6	2	2	6
	Days w/ <32 Deg Temps (Not to exceed 110)	100	51	81	51	40	81
	Mean Temperature, Summer (82 deg or less)	73.67	77.00	76.33	77.00	78.33	76.33
	Days w/90+ Deg Temps (Not to exceed 60)	18	22	28	22	28	28
	PROXIMITY						
	Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	1:51	3:41	1:20	3:48	3:25	1:20
DETERMINATION		CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE

25	26	27	28	29	30
Naval Air Landing Field Fentress Chesapeake	NS Norfolk	NSA Norfolk Northwest Annex	Langley AFB	Fort Lee	Radford Army Ammunition Plant
Chesapeake, VA	Norfolk, VA	Chesapeake, VA	Hampton, VA	Fort Lee, VA	Radford, VA
VA	VA	VA	VA		

## Step 1

STEP 1: MANDATORY	PUBLIC OWNERSHIP						
	Publicly Owned (Y/N)	Y	Y	Y	Y	Y	Y
	MINIMUM SIZE						
	Parcel(s) Sizes (Acres, 1,500+)	2,763	3,588	3,798	3,987	5,912	6,902
	24/7 OPERATION						
	Determination (Suitable, Y/N)	N	N	Y	N	Y	Y

STEP 1: RELATIVE	WEATHER (Temperature in Fahrenheit)						
	Mean Temperature, Winter (Degrees, 35+)	45.8	46.8	45.8	45.2	43.4	41.2
	Total Annual Snowfall (Inches, not to exceed 30)	6.96	6.96	6.96	12.74	14.02	25.06
	Total Days of Snow (Days, not to exceed 20)	2	2	2	8	6	11
	Days w/ <32 Deg Temps (Not to exceed 110)	51	40	51	39.31	78	85
	Mean Temperature, Summer (82 deg or less)	77.00	78.33	77.00	77.33	75.67	74.33
	Days w/90+ Deg Temps (Not to exceed 60)	22	28	22	23	32	27
	PROXIMITY						
	Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	3:49	3:24	3:54	3:12	2:30	4:42
	Distance from 1801 N. Lynn St. (Miles, less than 220)	213	190	220	176	134	227

## DETERMINATION

NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE
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31	32	33	34	35	36
Fort Eustis	Fort Belvoir	Camp Peary (non-CNIC)	NWS Yorktown	Fort Pickett, ARNG MTC	MCB Quantico
Newport News, VA	Ft. Belvoir, VA	Williamsburg, VA	Yorktown, VA	Blackstone, VA	Quantico, VA

## Step 1

STEP 1: MANDATORY	PUBLIC OWNERSHIP						
	Publicly Owned (Y/N)	Y	Y	Y	Y	Y	Y
	MINIMUM SIZE						
	Parcel(s) Sizes (Acres, 1,500+)	8,249	8,670	9,276	10,637	41,595	60,314
	24/7 OPERATION						
	Determination (Suitable, Y/N)	Y	Y	Y	Y	Y	Y

STEP 1: RELATIVE	WEATHER (Temperature in Fahrenheit)						
	Mean Temperature, Winter (Degrees, 35+)	45.4	39.6	45.4	45.4	43.4	41.2
	Total Annual Snowfall (Inches, not to exceed 30)	8.9	21.58	8.9	8.9	14.02	13.88
	Total Days of Snow (Days, not to exceed 20)	6	10	6	6	6	6
	Days w/ <32 Deg Temps (Not to exceed 110)	49	95	49	49	78	81
	Mean Temperature, Summer (82 deg or less)	77.33	75.00	77.33	77.33	76.67	76.33
	Days w/90+ Deg Temps (Not to exceed 60)	20	22	20	20	32	28
	PROXIMITY						
	Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	2:57	0:31	2:49	2:58	3:15	0:56
	Distance from 1801 N. Lynn St. (Miles, less than 220)	163	16.5	151	160	164	39.4

DETERMINATION	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	CANDIDATE	NOT A CANDIDATE
---------------	-----------------	-----------------	-----------------	-----------------	-----------	-----------------

37	38	39	40	41
Fort AP Hill	Allegany Ballistics Lab	CTC Camp Dawson	National Conservation Training Center	Summit Point Raceway
Bowling Green, VA	Rocket Center, WV	Kingwood, WV	Shepherdstown, WV	Summit Point, WV

## Step 1

STEP 1: MANDATORY	PUBLIC OWNERSHIP					
	Publicly Owned (Y/N)	Y	Y	N	Y	N
	MINIMUM SIZE					
	Parcel(s) Sizes (Acres, 1,500+)	75,873	1,785	3,302	538	1,250
	24/7 OPERATION					
	Determination (Suitable, Y/N)	Y	N	Y	Y	Y

STEP 1: RELATIVE

WEATHER (Temperature in Fahrenheit)					
Mean Temperature, Winter (Degrees, 35+)	41.2	34.8	34.8	38.2	38.2
Total Annual Snowfall (Inches, not to exceed 30)	13.88	65.99	65.99	23	23
Total Days of Snow (Days, not to exceed 20)	6	45	45	12	12
Days w/ <32 Deg Temps (Not to exceed 110)	81	146	146	105	105
Mean Temperature, Summer (82 deg or less)	76.33	67.67	67.67	73.67	73.67
Days w/90+ Deg Temps (Not to exceed 60)	28	2	2	24	24
PROXIMITY					
Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	1:44	2:51	3:48	1:43	1:19
Distance from 1801 N. Lynn St. (Miles, less than 220)	81.8	145	185	75.2	71.5

## DETERMINATION

NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE	NOT A CANDIDATE
-----------------	-----------------	-----------------	-----------------	-----------------

At the conclusion of Step 1, two Candidate Sites were identified:

- Letterkenny Army Depot + Scotland School for Veterans Children
- Fort Pickett ARNG MTC



# Step 2 Evaluation Summary





	16	35
Candidate Sites:	Letterkenny Army Depot	Fort Pickett, ARNG MTC

## Step 2

STEP 2: MANDATORY	DEVELOPABLE AREA		
	The property must contain sufficient developable area to support the FASTC mission and program of requirements. Suitability analysis should consider the following characteristics at a minimum: parcel configuration, topography, floodplains, wetlands, steep slopes, historic and cultural resources, transportation and access, availability of utilities, etc (Y/N)	N	Y
STEP 2: MANDATORY	COMPATIBLE SURROUNDINGS		
	The surrounding context must adequately buffered from FASTC 24/7 impacts. This may be accomplished by setbacks, compatible adjacent use, noise controls, or other methods.	N	Y
STEP 2: RELATIVE	EASE OF ACQUISITION		
	The quantity of parcels, any pre-existing restrictions or controls on the property's use or acquisition, as well as land costs all contribute to the ease of acquisition.	Y	Y
	ACCESS TO LIFE SUPPORT		
	The nearest life support / Level I trauma center/facility should be identified.	Y	Y
STEP 2: RELATIVE	COMMUNITY SUPPORT and DEVELOPMENT CLIMATE		
	A preliminary assessment of local support or opposition for FASTC should be prepared.	Y	Y
DETERMINATION		DOES NOT MEET STEP 2 REQ'S	MEETS STEP 2 REQ's

At the conclusion of Step 2, it was determined:

- Letterkenny Army Depot + Scotland School for Veterans Children does not meet Step 2 criteria.
- Fort Pickett ARNG MTC does meet step 2 criteria

KEY				
				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

## Non-Candidate\* Sites:

8

39

Aberdeen  
Proving Ground





CTC Camp  
Dawson

## Step 2

STEP 2: MANDATORY	<b>DEVELOPABLE AREA</b>		
	The property must contain sufficient developable area to support the FASTC mission and program of requirements. Suitability analysis should consider the following characteristics at a minimum: parcel configuration, topography, floodplains, wetlands, steep slopes, historic and cultural resources, transportation and access, availability of utilities, etc (Y/N)	N	N
	<b>COMPATIBLE SURROUNDINGS</b>		
	The surrounding context must adequately buffered from FASTC 24/7 impacts. This may be accomplished by setbacks, compatible adjacent use, noise controls, or other methods.	N	Y
STEP 2: RELATIVE	<b>EASE OF ACQUISITION</b>		
	The quantity of parcels, any pre-existing restrictions or controls on the property's use or acquisition, as well as land costs all contribute to the ease of acquisition.	N	N
	<b>ACCESS TO LIFE SUPPORT</b>		
	The nearest life support / Level I trauma center/facility should be identified.	Y	Y
	<b>COMMUNITY SUPPORT and DEVELOPMENT CLIMATE</b>		
	A preliminary assessment of local support or opposition for FASTC should be prepared.		

### \*Note:

These sites did not meet Step 1 mandatory criteria and were not considered Candidate sites. However, test fits were performed in response to specific requests from Congressional delegations.

KEY				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

# Site Evaluation Details

# 1. Fort Detrick



No Scale

1

**Fort Detrick**

Frederick, MD





Comments/Search Input

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	1,153	Entire facility is 1,153 acres, which is insufficient.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	N	Surrounded by development; adjacent to Frederick, MD

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Frederick, MD
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	38.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	23	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	12	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	105	
	<b>Mean Temperature, Summer</b> (82 deg or less)	73.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	24	
	<b>PROXIMITY</b>		Fort Detrick, Frederick, MD
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	1:02	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	48	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size  
24/7 Operation

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



## 2. Blossom Point Research Facility



No Scale

2

**Blossom Point Research Facility**

Charles County, MD





Comments/Search Input

**Step 1**

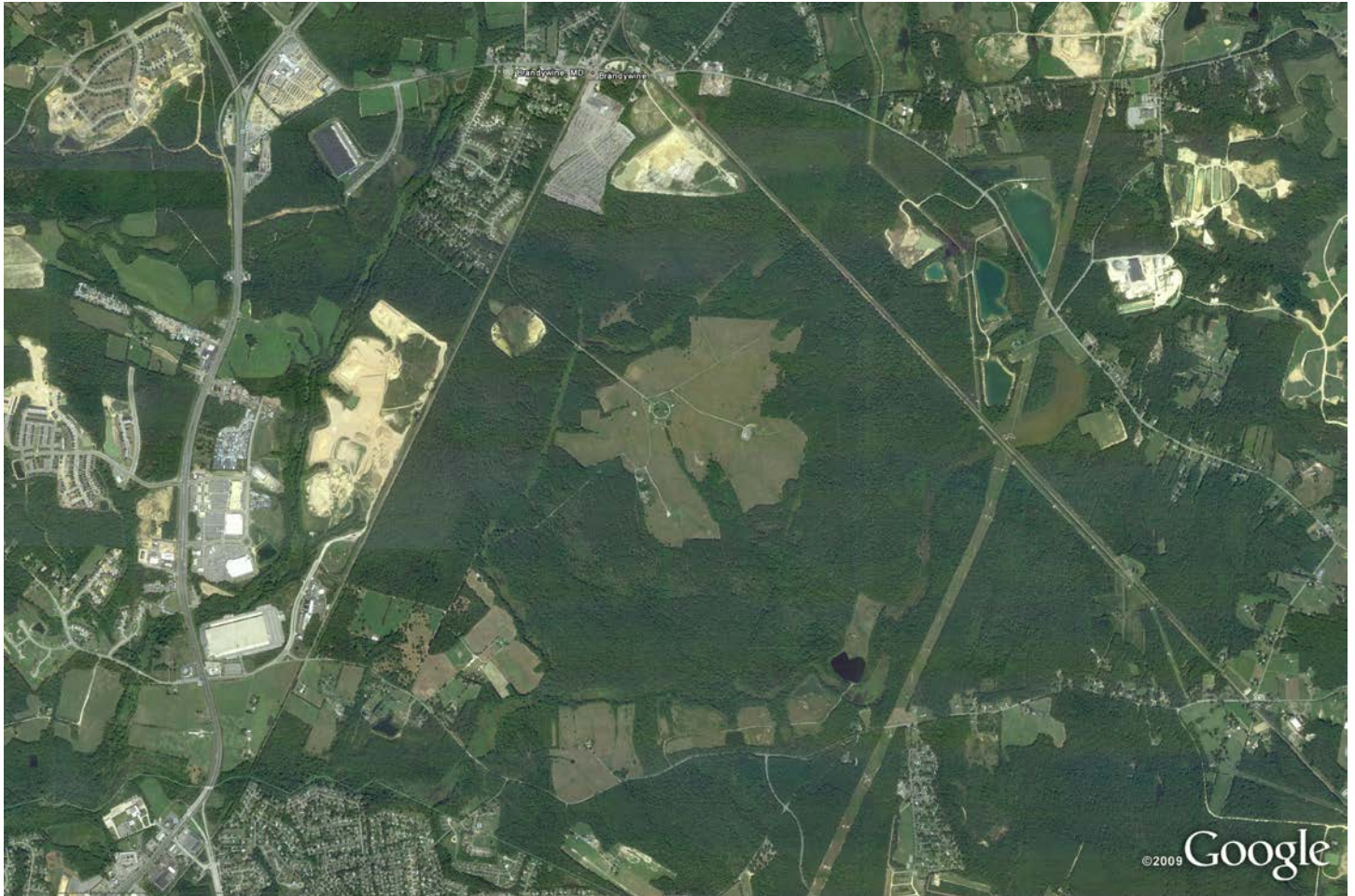
STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	1,600	Per contact with Bob Webb, Realty Specialist; no space available on this 1600 acre base, this is a testing facility; 4/12/2010
STEP 1: MANDATORY	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is located on a peninsula.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Compton, Charles Co., MD	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	41.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	15.98	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	6	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	81	
	<b>Mean Temperature, Summer</b> (82 deg or less)	76.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	28	
	<b>PROXIMITY</b>	38°25'25"N 77°5'25"W	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	1:18	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	44.4	

**DETERMINATION****NOT A CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

### 3. Brandywine Globecom Annex



No Scale



3

**Brandywine Globecom Annex**

Brandywine, MD

Comments/Search Input

**Step 1**

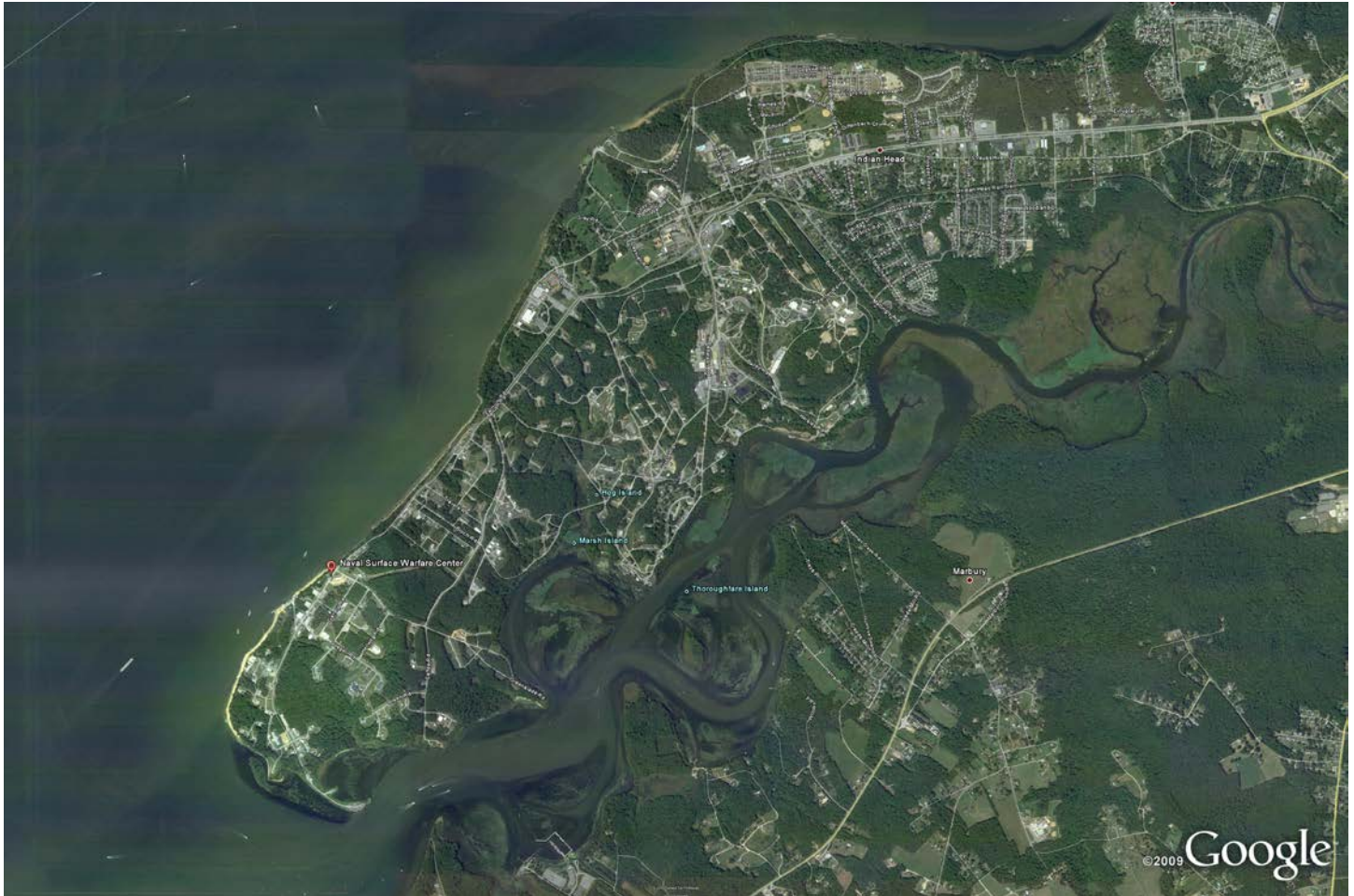
STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	1,635	Brandywine Globecom is a secure communications facility with 1,635 acres. It is not expected to yield 1,500 acres for FASTC.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	N	1,600 acre site is adjacent to 2 towns (Brandywine, Waldorf). No room for buffer.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Brandywine, MD
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	40.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	21.08	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	10	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	80	
	<b>Mean Temperature, Summer</b> (82 deg or less)	75.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	20	
	<b>PROXIMITY</b>		Ice Plant Rd & Brandywine Rd, Brandywine, MD
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	0:39	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	21.8	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum size  
24/7 operation

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

## 4. NSWC Indian Head



No Scale

4

**NSWC Indian Head**

Indian Head, MD





Comments/Search Input

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	1,961	Active facility on a 1,961 acre parcel is not expected to yield 1,500 acres for FASTC.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is located on a peninsula, NSWC is removed from intense development.

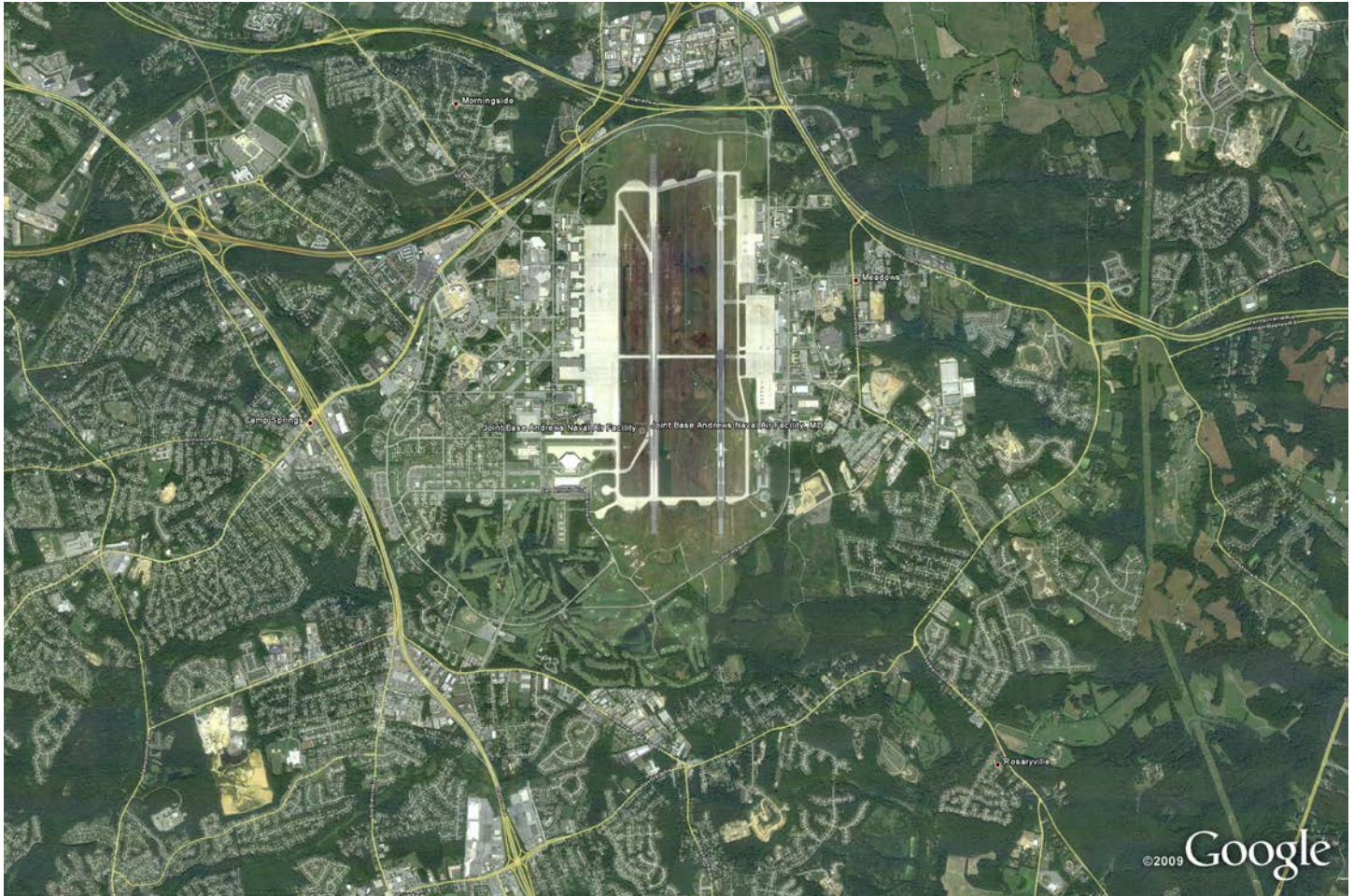
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Indian Head, MD
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	39.6	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	21.58	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	10	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	95	
	<b>Mean Temperature, Summer</b> (82 deg or less)	75.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	22	
	<b>PROXIMITY</b>		101 Strauss Avenue Indian Head, MD 20640-5035
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	1:02	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	34.7	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 5. Andrews Air Force Base



No Scale

5

**Andrews AFB**

Suitland, MD





Comments/Search Input

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	4,996	Joint Base Andrews Naval Air Facility Washington is home to the Presidential Airlift Group. The densely developed base is frequently used by the President, congressional delegations, foreign heads of state, etc. It is not expected that there would be adequate area for FASTC.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	N	The majority of the base is surrounded by suburban development. Active air base operations would cause conflicts with 24/7 FASTC operation.

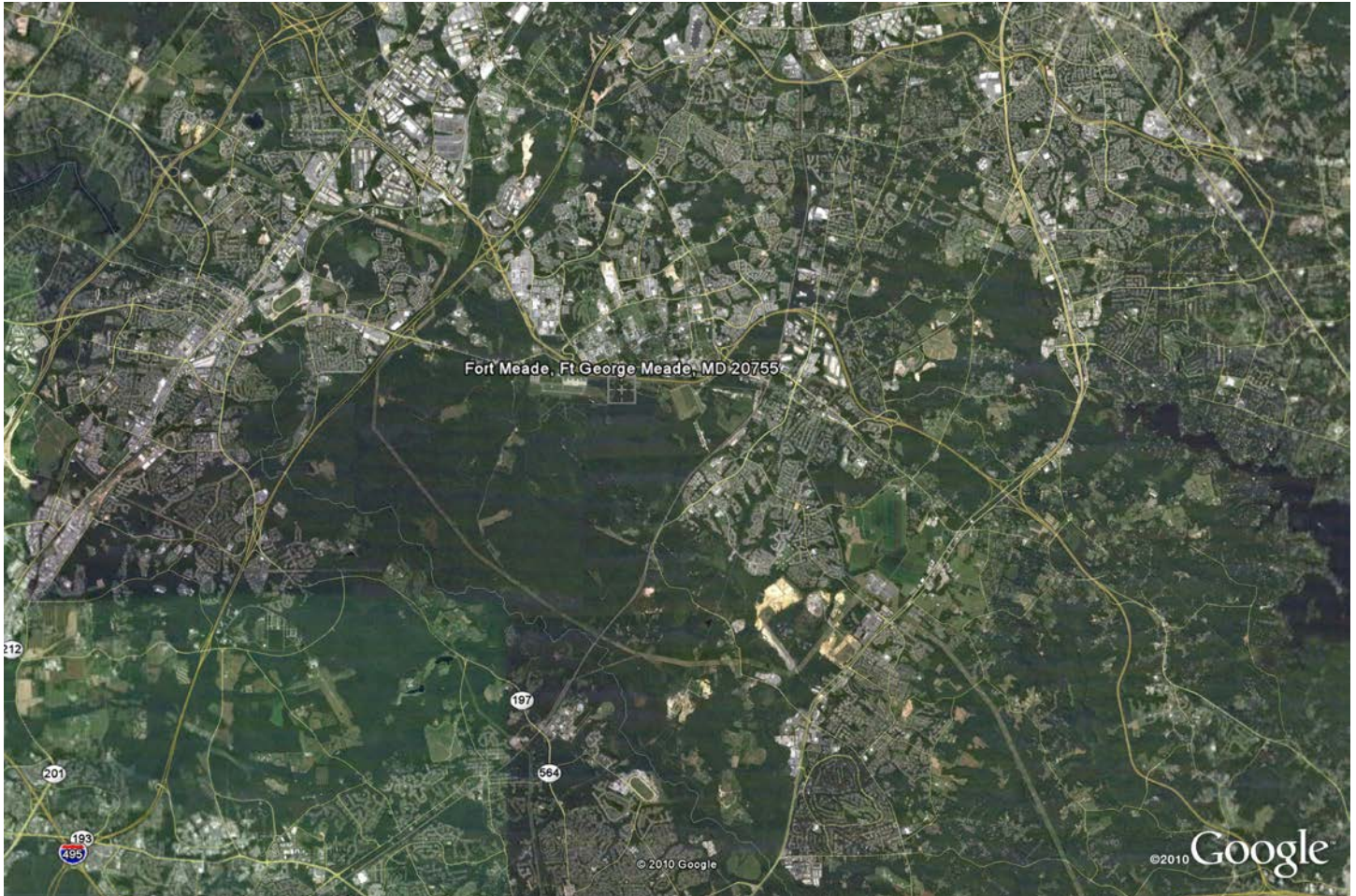
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Suitland, MD
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	40.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	21.08	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	10	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	80	
	<b>Mean Temperature, Summer</b> (82 deg or less)	75.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	20	
	<b>PROXIMITY</b>		Andrews Air Force Base, MD
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	0:33	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	15.3	

**DETERMINATION****NOT A CANDIDATE**Fails Mandatory Criteria:  
Minimum Size  
24/7 Operation

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



## 6. Fort Meade



No Scale

6

**Fort Meade**

Ft George Meade, MD

Comments/Search Input

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	5,067	3/23/10 contact with Robert Penn of USACE. A 540 acres parcel was identified with development and environmental issues. The parcel size offered by USACE does not meet DOS needs.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is surrounded by undeveloped land on most of its border. Portions of the site abut suburban development.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Ft Meade, MD	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	39.4	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	18.01	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	12	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	92	
	<b>Mean Temperature, Summer</b> (82 deg or less)	75.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	25	
	<b>PROXIMITY</b>	Ft George G. Meade, MD	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	0:49	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	27.5	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 7. NAS Patuxent River





7

**NAS Patuxent River**

Patuxent River, MD





Comments/Search Input

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	6,398	The BRAC process recommended that this 6,398 acre base gain operations. More than \$155 million in Military Construction has been completed for new engineering complexes and renovation of existing facilities. As a result, it is not expected that there would be adequate area for FASTC.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	N	Active air base operations would cause conflicts with 24/7 FASTC operation.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Patuxent River, MD
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	42.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	15	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	6	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	65	
	<b>Mean Temperature, Summer</b> (82 deg or less)	76.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	18	
	<b>PROXIMITY</b>		NAS Patuxent River, Patuxent River, MD
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	1:44	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	66.2	

**DETERMINATION****NOT A CANDIDATE**Fails Mandatory Criteria:  
Minimum Size  
24/7 Operation

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

## 8. Aberdeen Proving Ground



No Scale

**\*Note:**

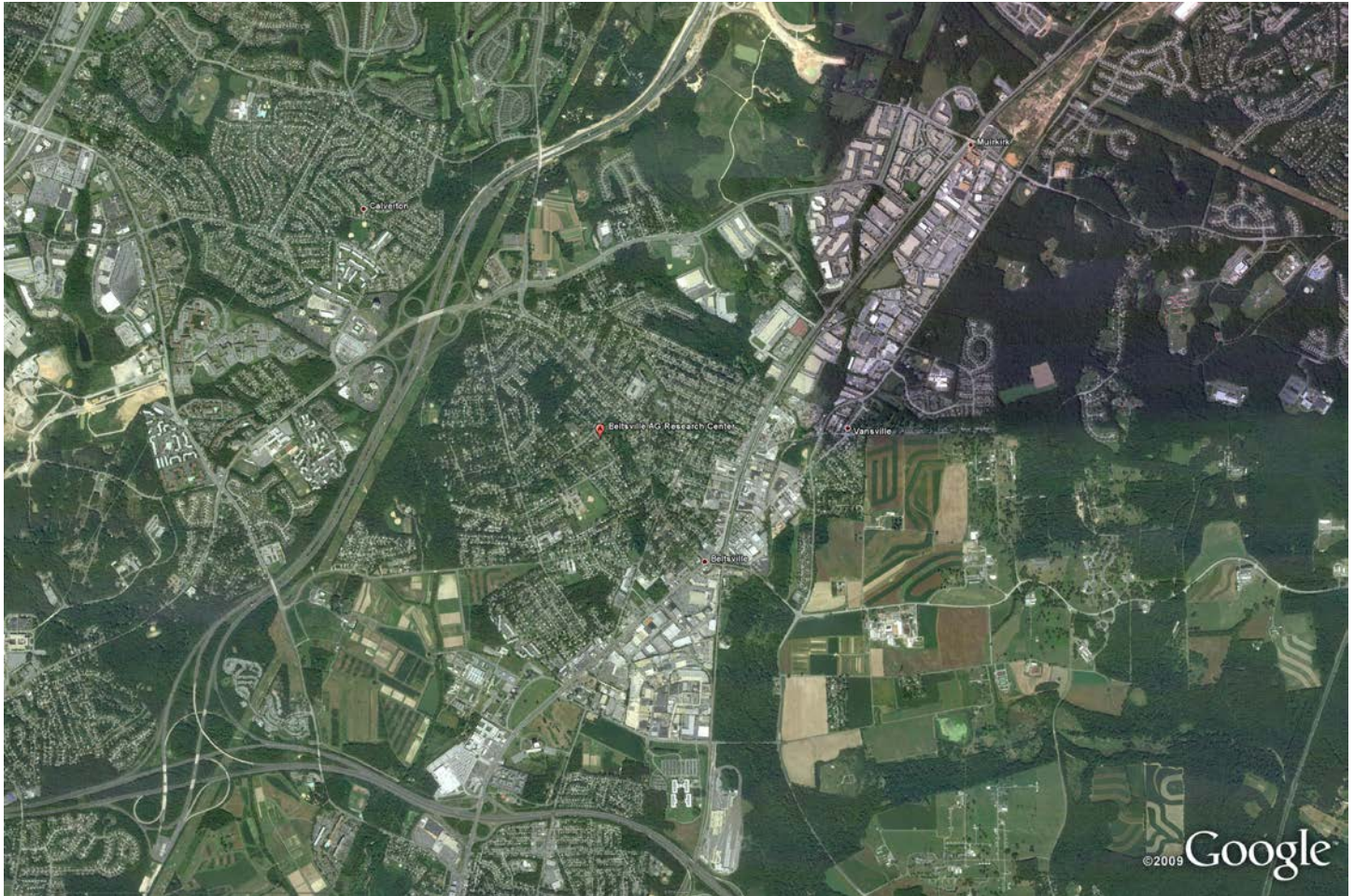
This site did not meet Step 1 mandatory criteria and was not considered a Candidate site. However, test fits were performed in response to specific requests from Congressional delegations.

Step 1		Aberdeen Proving Ground	
STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	72,406	Per contact with Colonel Orland Ortiz 4/12/2010, only 650 acres available. This is insufficient for FASTC.
STEP 1: RELATIVE	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	The base is located on a peninsula. Suburban residential development occurs adjacent to approx. 10% of APG.
	<b>WEATHER</b> (Temperature in Fahrenheit)		Aberdeen, MD
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	38	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	19.96	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	11	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	95	
	<b>Mean Temperature, Summer</b> (82 deg or less)	74.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	17	
	<b>PROXIMITY</b>		Aberdeen Proving Ground, MD
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	1:47	2:30 in traffic
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	78.1	
<b>DETERMINATION</b>		NOT A CANDIDATE	Fails Mandatory Criteria: Minimum Size
<b>Step 2</b>			
STEP 2: MANDATORY	<b>DEVELOPABLE AREA</b>		
	The property must contain sufficient developable area to support the FASTC mission and program of requirements. Suitability analysis should consider the following characteristics at a minimum: parcel configuration, topography, floodplains, wetlands, steep slopes, historic and cultural resources, transportation and access, availability of utilities, etc	N	Environmental buffers significantly reduce the amount of developable land.
	<b>COMPATIBLE SURROUNDINGS</b>		
	The surrounding context must adequately buffered from FASTC 24/7 impacts. This may be accomplished by setbacks, compatible adjacent use, noise controls, or other methods.	N	Usable site directly adjacent to residential development.
STEP 2: RELATIVE	<b>EASE OF ACQUISITION</b>		
	The quantity of parcels, any pre-existing restrictions or controls on the property's use or acquisition, as well as land costs all contribute to the ease of acquisition.	N	Insufficient available land.
	<b>ACCESS TO LIFE SUPPORT</b>		
	The nearest life support / Level I trauma center/facility should be identified.	Y	Johns Hopkins Hospital Adult Trauma Center (Baltimore, MD) - 43 miles away
	<b>CLIMATE</b>		
	A preliminary assessment of local support or opposition for FASTC should be prepared.		

KEY				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 9. Beltsville Agricultural Research Center



### Agricultural Research Center Beltsville, MD

## Step 1





STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>	
	Publicly Owned (Y/N)	Y
	<b>MINIMUM SIZE</b>	
	Parcel(s) Sizes (Acres, 1,500+)	6,700  Per contact with Ed Reilly and Stephanie Basham of USDA ARS, all of the developable land in Beltsville contains either buildings, parking, or is used directly for agricultural research.
	<b>24/7 OPERATION</b>	
	Determination (Suitable, Y/N)	N  The area surrounding the campus is densely-populated suburbs.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Beltsville, MD
	Mean Temperature, Winter (Degrees, 35+)	41.6	
	Total Annual Snowfall (Inches, not to exceed 30)	17.96	
	Total Days of Snow (Days, not to exceed 20)	8	
	Days w/ <32 Deg Temps (Not to exceed 110)	70	
	Mean Temperature, Summer (82 deg or less)	77.33	
	Days w/90+ Deg Temps (Not to exceed 60)	28	
	<b>PROXIMITY</b>		
	302 Powder Mill Rd # Barc-E, Beltsville, MD 20705 (Beltsville AG Research Center)		
	Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	0:38	
	Distance from 1801 N. Lynn St. (Miles, less than 220)	23	

### DETERMINATION

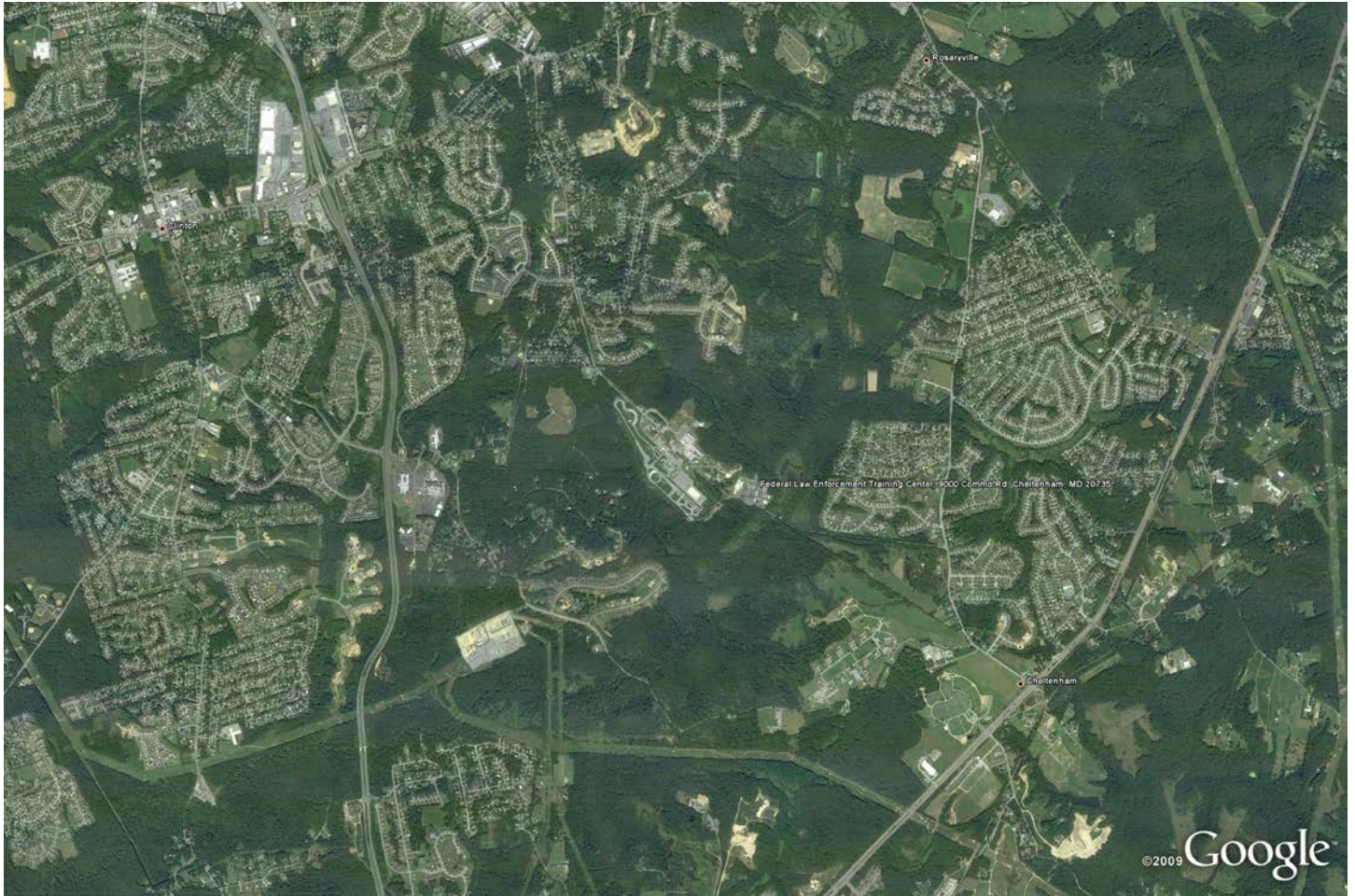
**NOT A  
CANDIDATE**

Fails Mandatory Criteria:  
Minimum Size  
24/7 Operation

KEY				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 10. FLETC



No Scale

10

**FLETC**

Cheltenham, MD

**Step 1**

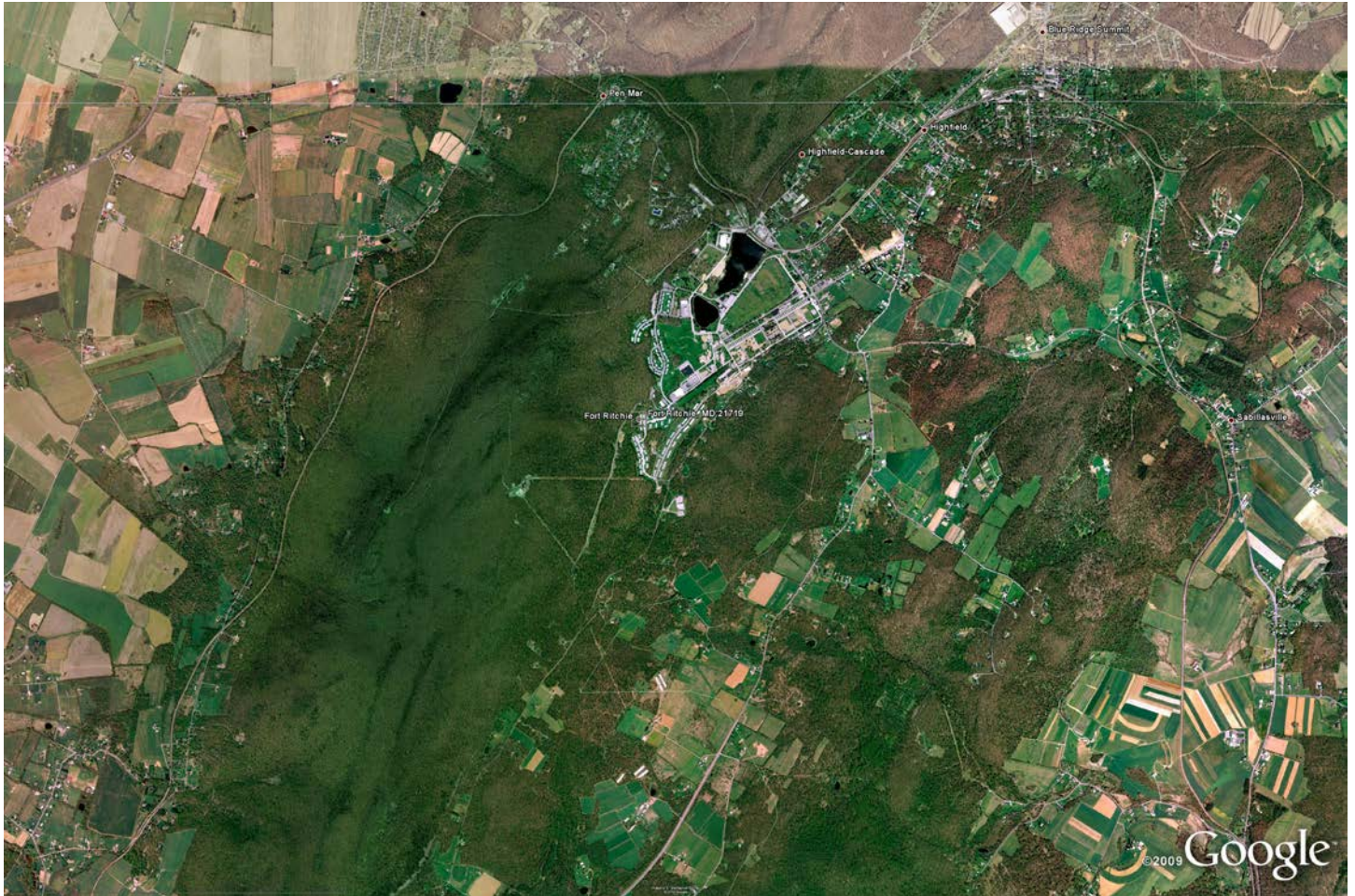
STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	372	The entire facility, which is an active training center operated by DHS, totals 372 acres, which is less than one-third of the FASTC requirement.
STEP 1: RELATIVE	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is buffered on all sides by Piscataway Creek Stream Valley Park and undeveloped land, though dense suburban development is nearby.
	<b>WEATHER</b> (Temperature in Fahrenheit)		
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	40.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	21.09	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	10	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	80	
	<b>Mean Temperature, Summer</b> (82 deg or less)	75.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	20	
	<b>PROXIMITY</b>		FLETC, Cheltenham, MD
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	0:36	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	18.8	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 11. Ft. Ritchie





11

**Ft. Ritchie**

Ft. Ritchie, MD





**Step 1**

STEP 1: MANDATORY	PUBLIC OWNERSHIP		
	<b>Publicly Owned</b> (Y/N)	N	Fort Ritchie was closed in 1998 as a result of the 1995 BRAC process. In 2006, ownership transferred to PenMar Development Corporation then to Corporate Office Properties Trust
	MINIMUM SIZE		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	591	The site is 591 acres, less than the 1,500 acres required for FASTC.
	24/7 OPERATION		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is buffered by undeveloped land.
	WEATHER (Temperature in Fahrenheit)		
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	36.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	35.03	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	19	
STEP 1: RELATIVE	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	100	
	<b>Mean Temperature, Summer</b> (82 deg or less)	73.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	18	
	PROXIMITY		
		Ft. Ritchie, MD	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	1:37	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	72.5	

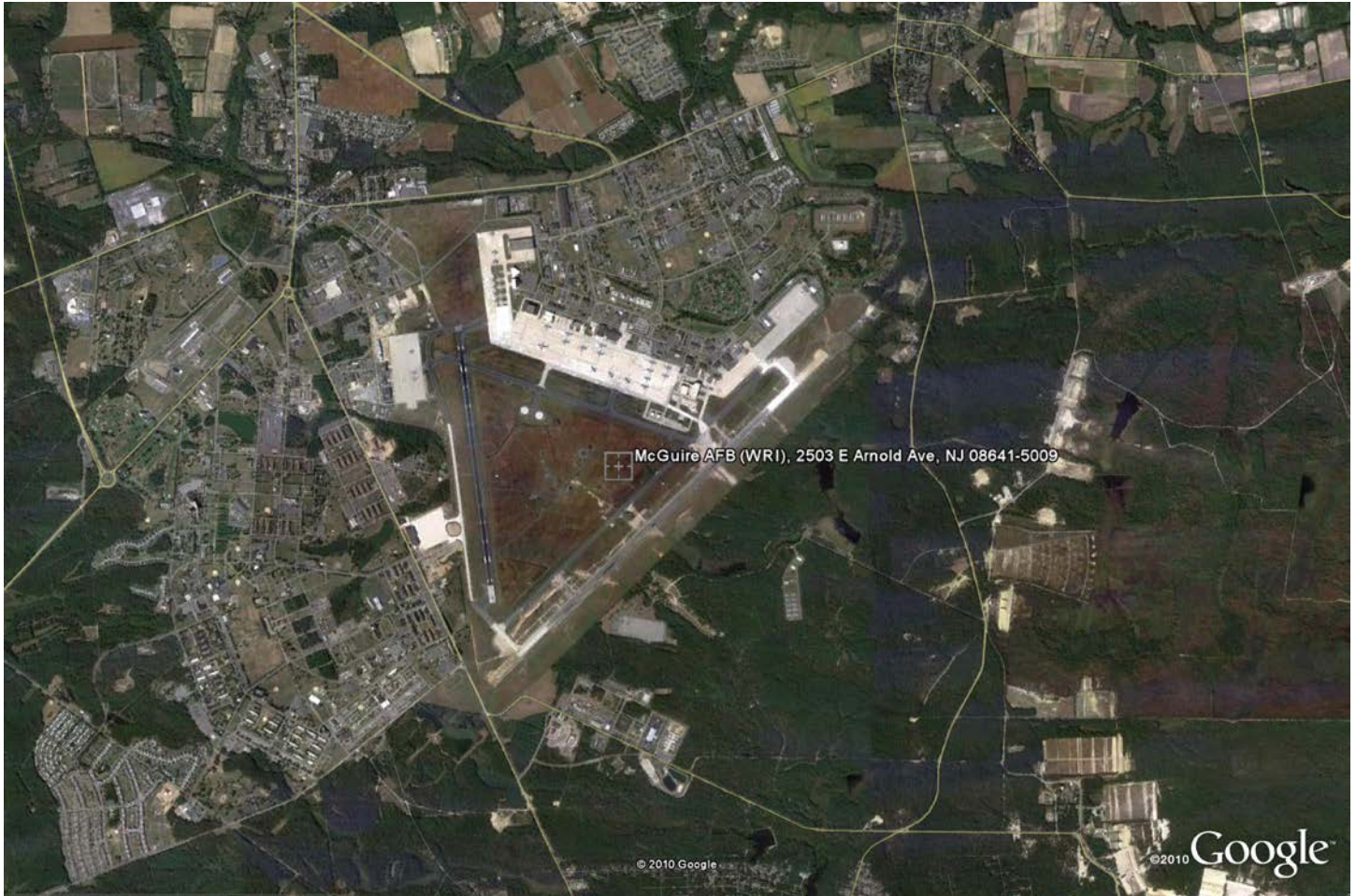
**DETERMINATION****NOT A  
CANDIDATE**

Fails Mandatory Criteria:  
Publicly Owned  
Minimum Size

Fails Relative Criteria:  
Total Annual Snowfall

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

# 12. McGuire Air Force Base



No Scale

12

**McGuire AFB**

Browns Mills, NJ

Comments/Search Input

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	3,596	The majority of the 3,596 acre base is airfield, supporting the two active and one inactive runways. Operational issues at an active air base in concert with the AICUZ requirements are not expected to yield adequate area for FASTC at this base.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	N	Active air base operations would cause conflicts with 24/7 FASTC operation.

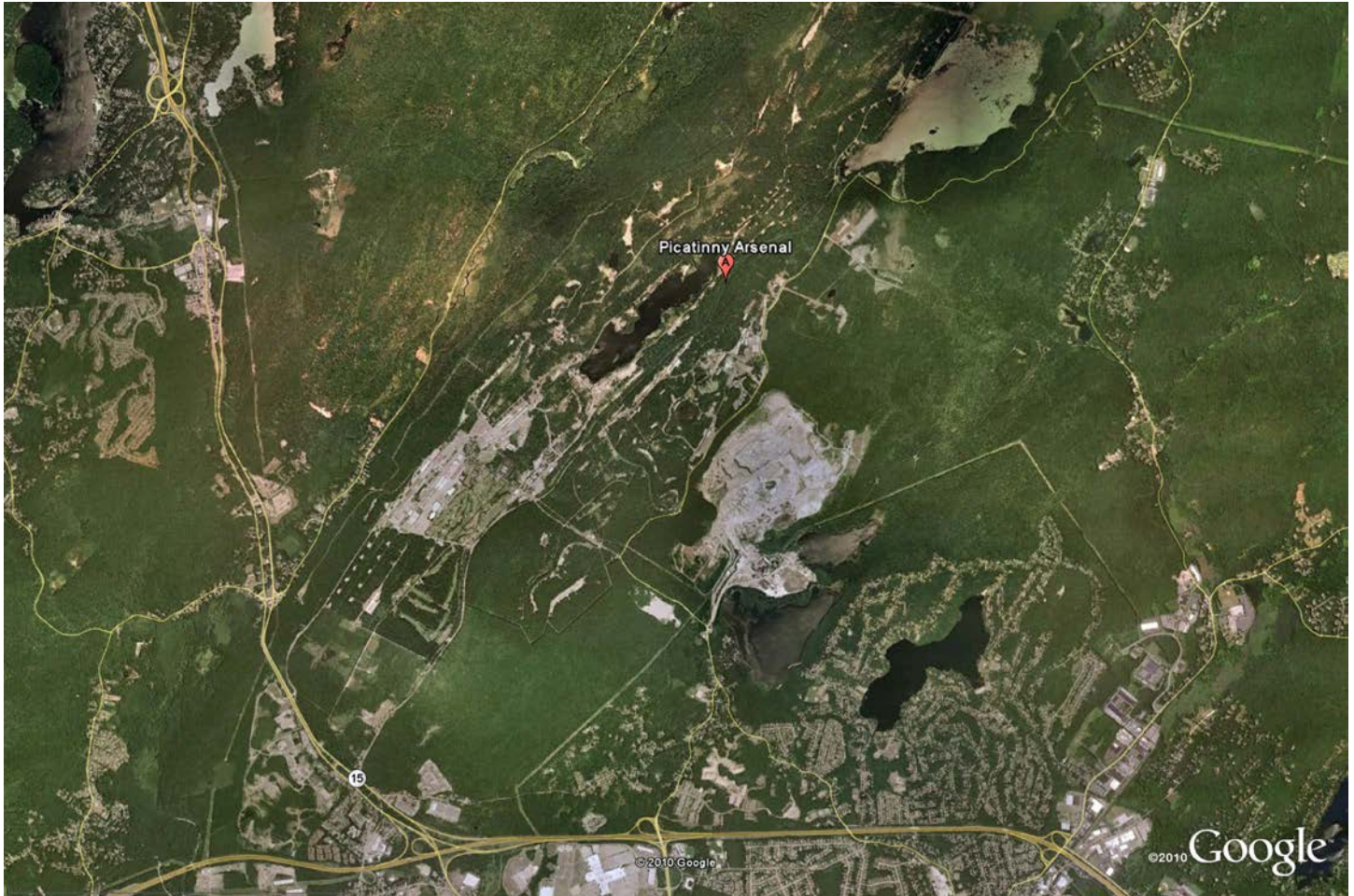
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Browns Mills, NJ
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	37.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	21.4	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	12	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	95	
	<b>Mean Temperature, Summer</b> (82 deg or less)	73.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	16	
	<b>PROXIMITY</b>		McGuire AFB, NJ
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	3:42	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	193	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size  
24/7 Operation

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 13. Picatinny Arsenal



No Scale

13

**Picatinny Arsenal**

Dover, NJ





Comments/Search Input

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	6,493	Situated on a 6,500-acre military installation, Picatinny is a one-of-a-kind joint service armament research and development center that provides virtually all of the lethal mechanisms used in Army weapon systems and those of the other military services. Development is dispersed around site. It is not expected that there is sufficient area available to support FASTC.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is buffered around its perimeter. Suburban development is close, but not adjacent to, the site.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Dover, NJ	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	37.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	26.98	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	16	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	87	
	<b>Mean Temperature, Summer</b> (82 deg or less)	75.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	20	
	<b>PROXIMITY</b>	Dover, NJ 07801 (Picatinny Arsenal)	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	4:45	5:40 in traffic
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	242	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum SizeFails Relative Criteria:  
Drive Time  
Distance

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 14. Lakehurst Naval Air Center



14

**Lakehurst Naval Air Center**  
 Lakehurst, NJ
**Step 1**





STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>	
	<b>Publicly Owned</b> (Y/N)	Y
	<b>MINIMUM SIZE</b>	
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	7,408  Active airfield takes up large portions of 7,400 acre center. It is not expected that there is sufficient area available to support FASTC.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>	
	<b>Determination</b> (Suitable, Y/N)	N  Active air base operations would cause conflicts with 24/7 FASTC operation.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Lakehurst, NJ
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	37.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	23	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	11	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	98	
	<b>Mean Temperature, Summer</b> (82 deg or less)	72.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	18	
	<b>PROXIMITY</b>		
	Lakehurst Naval Air Center, Lakehurst, NJ		
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	3:51	4:50 in traffic
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	190	

**DETERMINATION****NOT A CANDIDATE**

Fails Mandatory Criteria:  
 Minimum Size  
 24/7 Operation

Relative Criteria:  
 Allowance for traffic causes failure of drive time criteria.

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

# 15. Warren Grove Range



No Scale



15

**Warren Grove Range**

Barnegat, NJ





NJ

**Step 1**

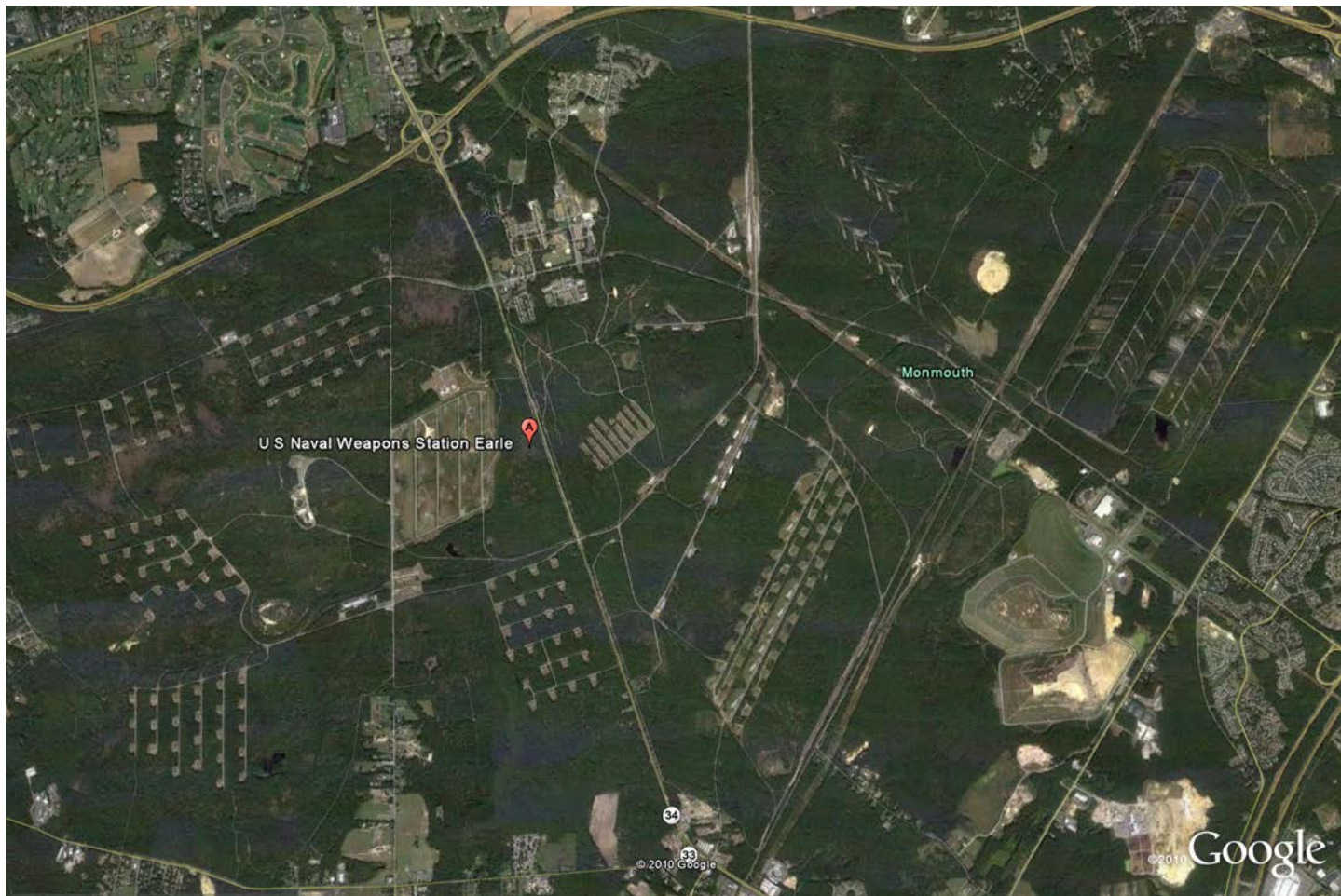
STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	9,416	3,000 sorties/yr practice weapons delivery 24 hours a day at this 9,406 acre site. It is not expected that there is sufficient area available to support FASTC.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is remote, no apparent conflict with adjacent property.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Barnegat, NJ 08005	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	37.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	23	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	11	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	98	
	<b>Mean Temperature, Summer</b> (82 deg or less)	72.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	18	
	<b>PROXIMITY</b>	Warren Grove Range, Barnegat NJ	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	4:00	4:50 in traffic
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	193	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum SizeFails Relative Criteria:  
Drive Time

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

# 16. Naval Weapons Station Earle



16

**Naval Weapons Station Earle**

Colts Neck, NJ





NJ

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>	
	<b>Publicly Owned</b> (Y/N)	Y
	<b>MINIMUM SIZE</b>	
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	11,134 10,000 acres comprise Mainside, housing the majority of Earle's Ordnance departments and facilities, many tenant organizations, the engineering agent for Naval Sea Systems and Naval Air Systems Command. The use of this important facility has greatly increased since 1998. There may not be sufficient acreage available to support FASTC.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>	
	<b>Determination</b> (Suitable, Y/N)	Y Site is buffered around almost the entire perimeter.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Colts Neck, NJ
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	37.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	23	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	11	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	98	
	<b>Mean Temperature, Summer</b> (82 deg or less)	72.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	18	
	<b>PROXIMITY</b>		
	Colts Neck, NJ 07722 (U S Naval Weapons Station Earle)		
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	4:02	5:00 in traffic
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	213	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
24/7 OperationFails Relative Criteria:  
Drive Time

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 17. Fort Dix



17

**Fort Dix**

Fort Dix, NJ

NJ

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	30,636	Part of Joint Base McGuire-Dix-Lakehurst. Much of this site is densely developed. The 2005 BRAC process recommended that this site gain operations. It is not expected that 1,500 acres are available for FASTC.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is in a rural area of Burlington County, NJ.

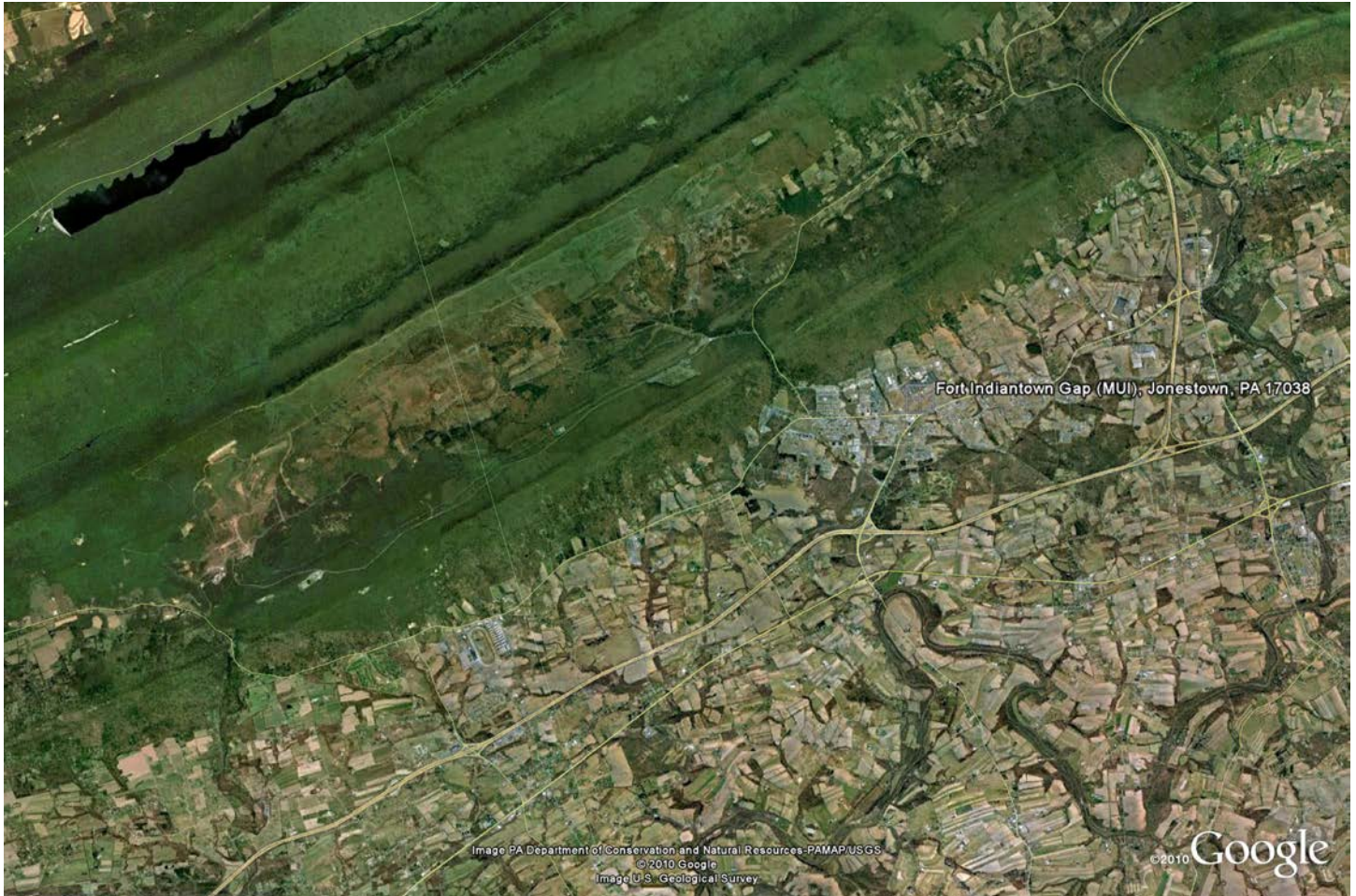
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Fort Dix, NJ	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	37.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	21.4	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	12	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	95	
	<b>Mean Temperature, Summer</b> (82 deg or less)	73.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	16	
	<b>PROXIMITY</b>	Fort Dix, NJ	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	3:30	4:20 in traffic
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	180	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum SizeRelative Criteria:  
Allowance for traffic causes this site to fail  
Drive Time criteria.

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 18. Fort Indiantown Gap



No Scale

18

**Fort Indiantown Gap**





Jonestown, PA

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>	
	<b>Publicly Owned</b> (Y/N)	Y
	<b>MINIMUM SIZE</b>	
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	17,222  Per conversation with LTC William C. Yearwood (Deputy Commander), usable training area is fully utilized and no land is available for FASTC.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>	
	<b>Determination</b> (Suitable, Y/N)	Y  Site is in rural Pennsylvania. Training for the PA National Guard occurs at this site.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Harrisburg, PA
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	36.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	35.03	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	19	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	100	
	<b>Mean Temperature, Summer</b> (82 deg or less)	73.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	18	
	<b>PROXIMITY</b>		
	Fort Indiantown Gap, PA		
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	2:34	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	144	

**DETERMINATION****NOT A CANDIDATE**Fails Mandatory Criteria:  
Minimum SizeFails Relative Criteria:  
Total Annual Snowfall

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 19. Letterkenny Army Depot + Scotland School for Veterans' Children



No Scale







19

Letterkenny Army Depot (LEAD) + the Scotland School for Veterans' Children

Chambersburg, PA

## Step 1

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	LEAD is a federal property and is operated by the US Army Aviation and Missile Command. The Scotland School is owned by the Commonwealth of Pennsylvania and is under the control of the Pennsylvania Department of General Services.
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	18,668 (+183)	Zone II (4,385 acres) and the Scotland School property (183 acres) are available for FASTC. Both parcels are required to meet minimum size required, due to the extent of developable area.
	<b>24/7 OPERATION</b>		
STEP 1: RELATIVE	<b>Determination</b> (Suitable, Y/N)	Y	The site is a rural area, with a scattering of residential neighborhoods along a portion of the perimeter. Further studies are required to confirm compatibility.
	<b>WEATHER</b> (Temperature in Fahrenheit)		Chambersburg, PA
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	36.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	35.03	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	19	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	100	
	<b>Mean Temperature, Summer</b> (82 deg or less)	73.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	18	
	<b>PROXIMITY</b>		1 Overcash Avenue, Chambersburg PA 17201
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	2:04	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	99	
<b>DETERMINATION</b>		<b>CANDIDATE</b>	Fails Relative Criteria: Total Annual Snowfall

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

## Step 1 Step 2

### DEVELOPABLE AREA

The property must contain sufficient developable area to support the FASTC mission and program of requirements. Suitability analysis should consider the following characteristics at a minimum: parcel configuration, topography, floodplains, wetlands, steep slopes, historic and cultural resources, transportation and access, availability of utilities, etc

N

#### Constraints at LEAD:

The constraints at LEAD are divided into two categories, undevelopable and developable with significant mitigation. Undevelopable constraints are limited by safety concerns, hazardous materials concerns and slopes greater than 15%. Constraints that are developable with mitigation are defined as stream buffers, wetlands, hydric soils and cultural resources.

Based on record information, the combination of unconstrained land and constrained land that can be mitigated is not configured in such a way that the FASTC training venues fit on the parcel.

#### Constraints at SSVC:

The relatively flat SSVC site has 81 buildings that are located on the south side of the available parcel. The buildings would require renovation to accommodate the FASTC program. Some hazardous materials are known in the structures and would require abatement. Pennsylvania Fish and Wildlife is interested in obtaining 5-10 acres near the Conococheague Creek. The known constraints are hydric soils, farmland soils, and 100 year flood plain. Cultural resources, biological resources and utility information was not available and would require further investigation.

### COMPATIBLE SURROUNDINGS

The surrounding context must adequately buffered from FASTC 24/7 impacts. This may be accomplished by setbacks, compatible adjacent use, noise controls, or other methods.

N

#### Adjacent to LEAD:

The land that has been made available to DOS for consideration is located in Zone 2, which is LEAD's buffer area. FASTC training activities would be located close to existing residences on the northwest and southwest side of Zone 2.

#### On site:

LEAD and FASTC have very different missions. LEAD is a military storage facility that disposes of explosives up to 500 pound via buried detonation, on a non-critical schedule. FASTC is a 24/7 training facility that detonates explosives in the open air based on a regimented training schedule.

The LEAD 500 pound detonations will generate both acoustic and ground vibration life-safety concerns for the adjacent FASTC high speed driving tracks.

Adjacent to SSVC: SSVC is approximately 10 miles from LEAD and is easily accessed from I-81. The area surrounding the school is a mixture of agricultural, residential and recreational uses. The site is bisected by an active rail road track.

STEP 2: MANDATORY

#### KEY



Achieves  
Mandatory  
Criteria



Fails  
Mandatory  
Criteria



Achieves  
Relative  
Criteria







Fails  
Relative  
Criteria

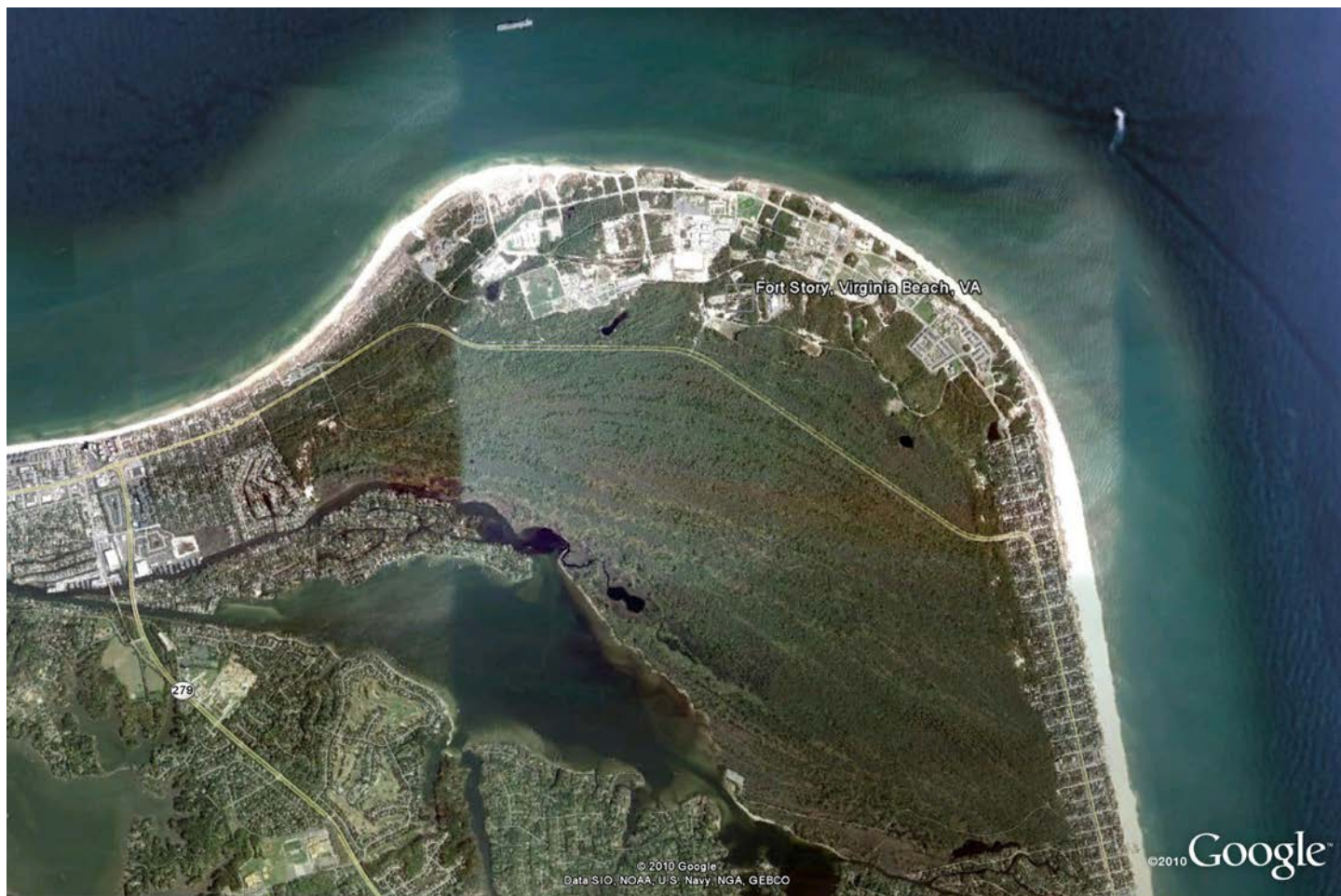
19

Letterkenny Army Depot (LEAD) + the Scotland School for Veterans' Children  
Chambersburg, PA

STEP 2: RELATIVE	<b>EASE OF ACQUISITION</b>		
	The quantity of parcels, any pre-existing restrictions or controls on the property's use or acquisition, as well as land costs all contribute to the ease of acquisition.	Y	<p>LEAD: Parcels would be acquired via use permit between federal agencies. There is a ROW for the power company in Zone 2.</p> <p>Scotland School: Parcel would be acquired via long term lease with the Commonwealth of Pennsylvania DGS. There is likely opposition from some elected officials and local community groups resulting from DOS requirement for exclusive use of the property which may complicate or delay the acquisition.</p>
	<b>ACCESS TO LIFE SUPPORT</b>		
	The nearest life support / Level I trauma center/facility should be identified.	Y	Milton Hershey Medical Center, Hershey: 70 miles away
	<b>CLIMATE</b>		
	A preliminary assessment of local support or opposition for FASTC should be prepared.	Y	<p>LEAD: This community is aware of its interdependence with LEAD and is engaged in supporting its activities as well as criticizing its impacts. There are a number of community organizations that will expect to be engaged in the dialogue; and they, along with their elected and appointed supporters, will articulate their positions and views even if they are not engaged. While the ultimate outcome may be positive, extensive community engagement is expected.</p> <p>Scotland School: The community is interested in finding an appropriate use of the Scotland School. Since it was closed in 2009 several organizations, including those with strong ties to the veterans community, have actively sought an appropriate use for the property and have enlisted support from the highest levels of U.S. military leadership as well as state government elected officials. These community organizations - along with their veterans, military and government supporters - will expect to be engaged in the discussions regarding the use of the Scotland School property.</p>
	<b>DETERMINATION</b>	<b>DOES NOT MEET STEP 2 REQ's</b>	<p>Fails Mandatory Criteria:</p> <p>Developable Area</p> <p>Compatible Surroundings</p>

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

## 20. Fort Story



No Scale





20

**Fort Story**  
 Virginia Beach, VA
**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	1,451	Entire site is 1,451 acres, which is not sufficient.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is located along the Atlantic Ocean shore between the coast and Seashore State Park.

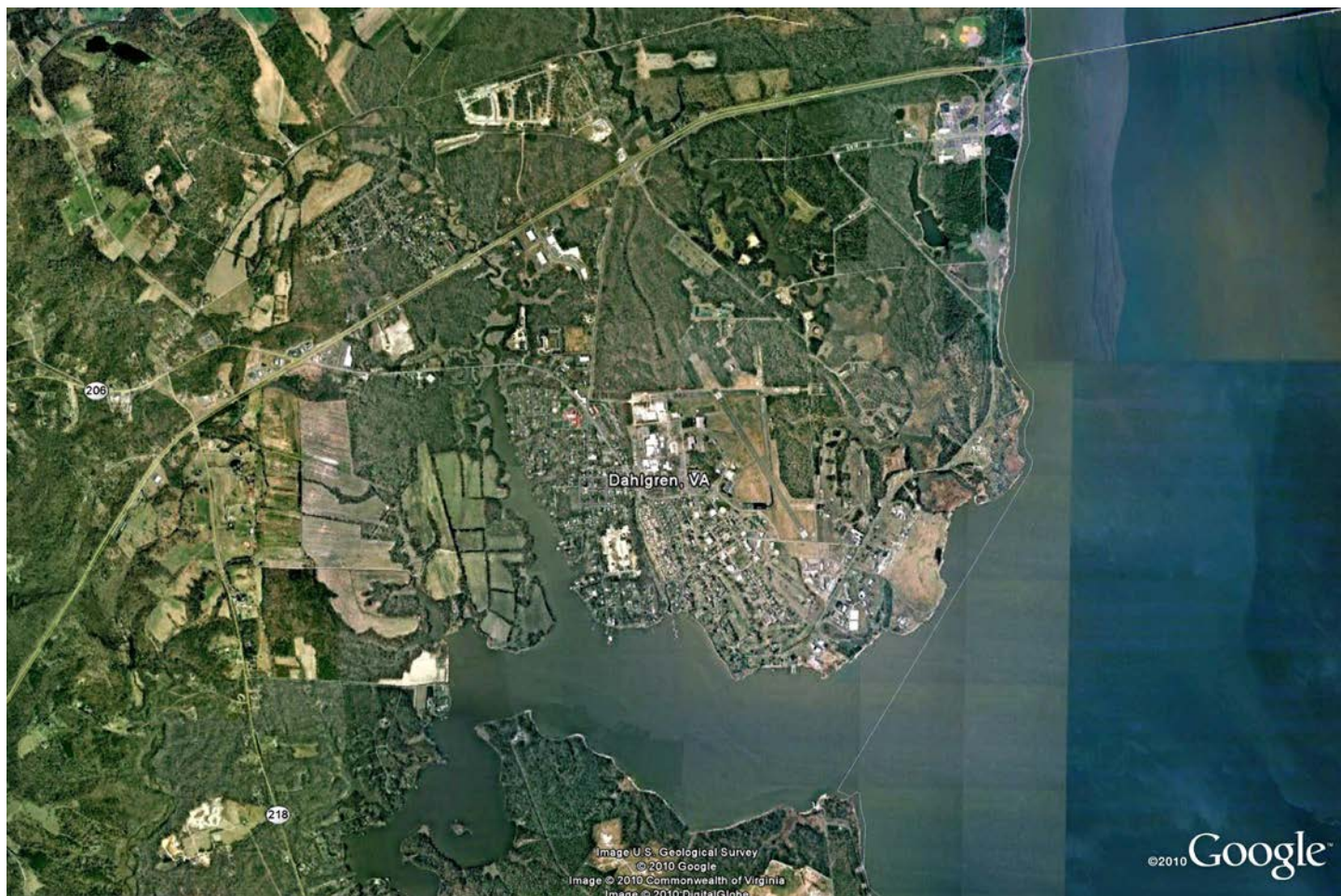
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Virginia Beach, VA	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	45.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	6.96	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	2	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	51	
	<b>Mean Temperature, Summer</b> (82 deg or less)	77.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	22	
	<b>PROXIMITY</b>	Fort Story, Virginia Beach, VA	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	3:41	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	200	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



## 21. NSF Dahlgren (Pumpkin Neck Annex)





## NSF Dahlgren (Pumpkin Neck Annex)





## Step 1

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	1,641	An active facility on a 1,641 acre base is not expected to yield 1,500 acres for FASTC.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	The site is located along the Potomac River in Dahlgren, VA.

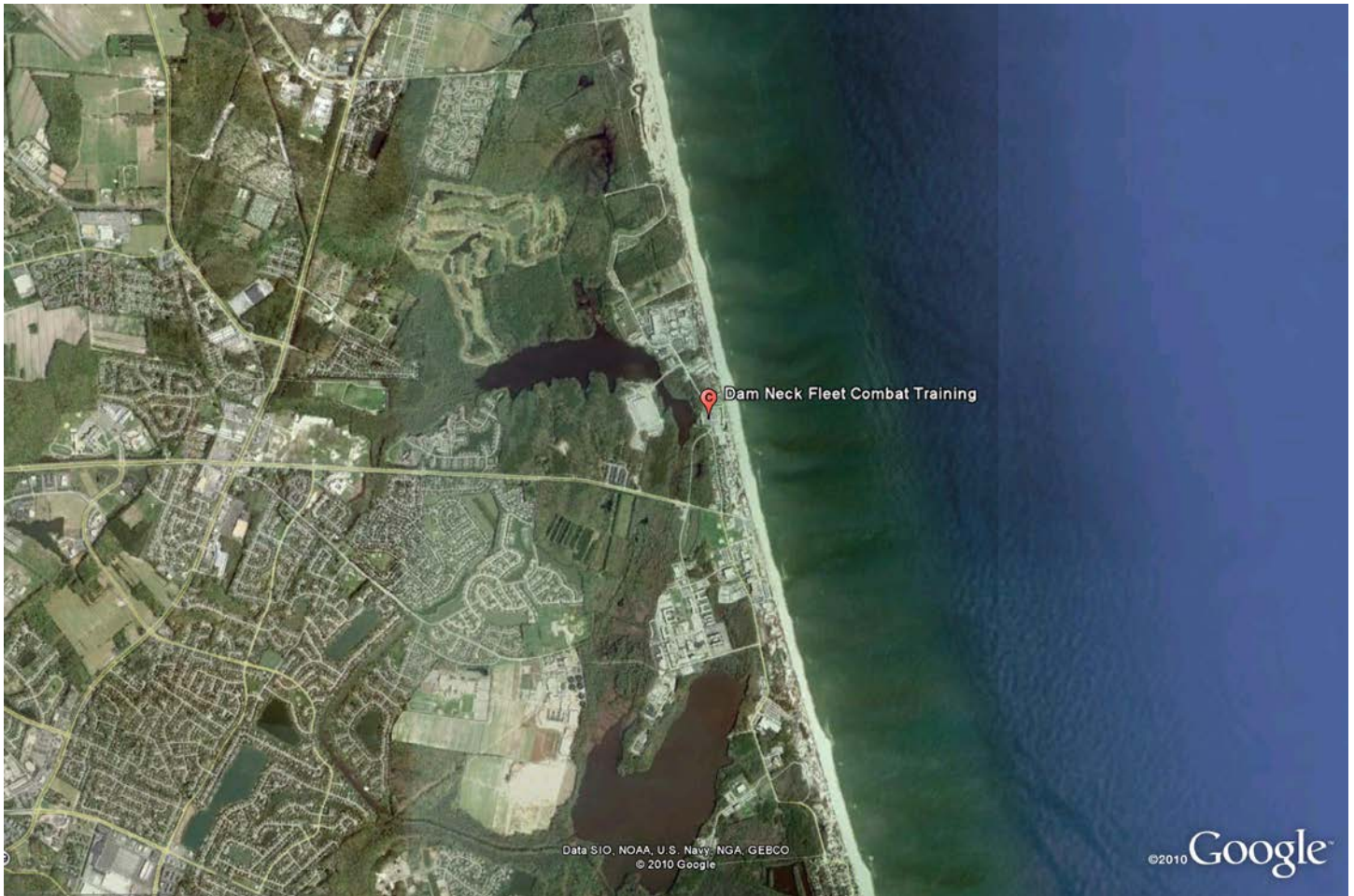
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Dahlgren, King George, Virginia	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	41.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	15.98	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	6	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	81	
	<b>Mean Temperature, Summer</b> (82 deg or less)	76.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	28	
	<b>PROXIMITY</b>	Dahlgren, King George, Virginia	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	1:20	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	54	

## DETERMINATION

NOT A  
CANDIDATEFails Mandatory Criteria:  
Minimum Size

KEY				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

## 22. NAS Oceana Dam Neck Fleet Training



No Scale

## NAS Oceana Dam Neck Fleet Training

## Step 1

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	1,100	Entire site is 1,100 acres, which is not sufficient.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is located along the Atlantic Coast near Virginia beach, and is buffered from inland development.

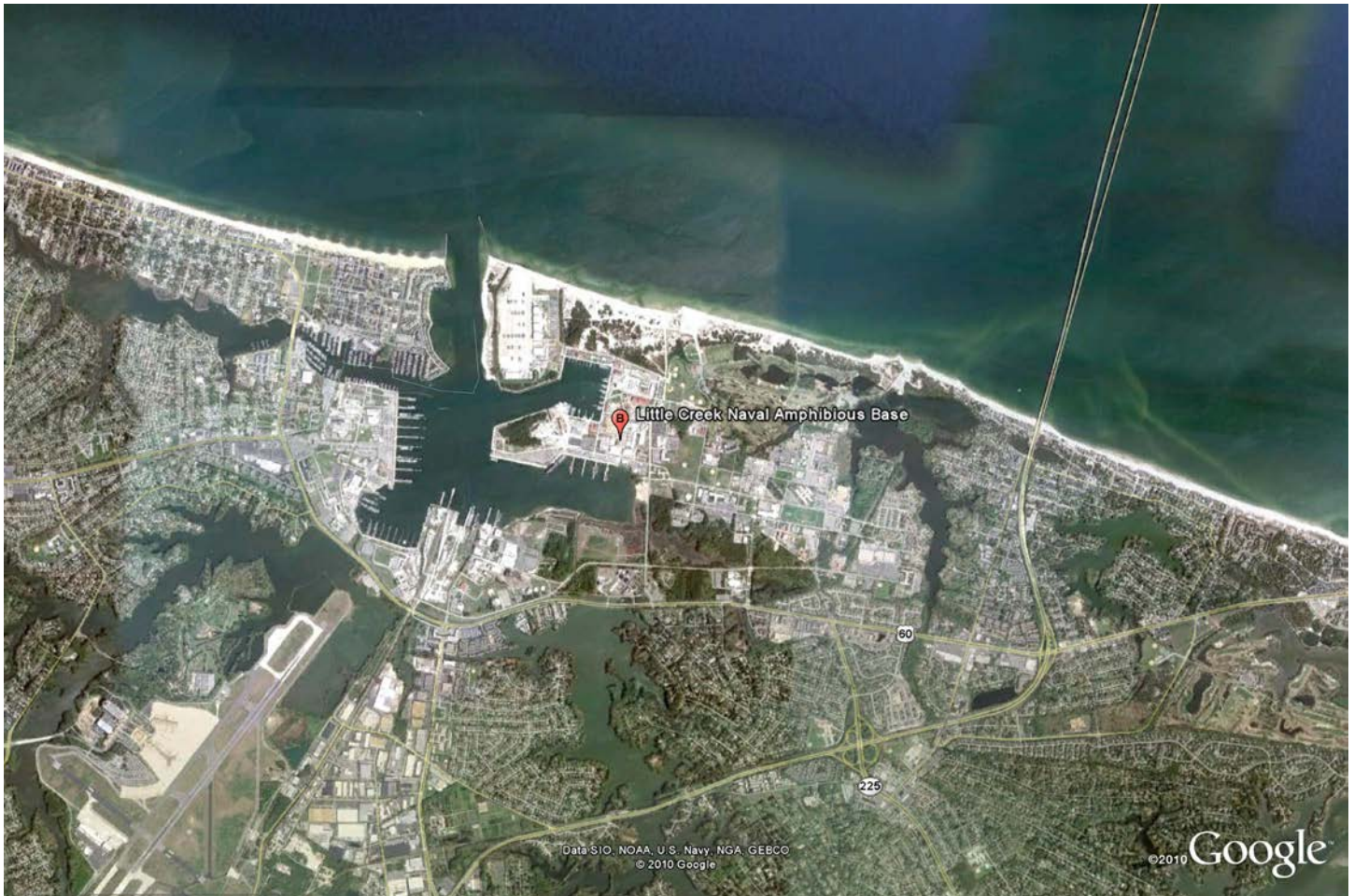
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Virginia Beach, VA	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	45.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	6.96	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	2	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	51	
	<b>Mean Temperature, Summer</b> (82 deg or less)	77.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	22	
	<b>PROXIMITY</b>	Nas Oceana, Virginia Beach, VA	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	3:48	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	209	

## DETERMINATION

NOT A  
CANDIDATEFails Mandatory Criteria:  
Minimum Size

KEY				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

## 23. Naval Amphibious Base Little Creek





23

### Naval Amphibious Base Little Creek Norfolk, VA

## Step 1





STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>	
	<b>Publicly Owned</b> (Y/N)	Y
	<b>MINIMUM SIZE</b>	
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	2,120  The Naval Amphibious Base, Little Creek, is the largest base of its kind in the world, is the major operating station for the amphibious forces of the United States Atlantic Fleet. The base is densely developed and is sited at the extreme northwest corner of Virginia Beach. This active base is not expected to yield 1,500 acres for FASTC.
	<b>24/7 OPERATION</b>	
	<b>Determination</b> (Suitable, Y/N)	Y  Little Creek is a small inlet on the southern shore of Chesapeake Bay approximately midway between Cape Henry and NAVSTA Norfolk.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Norfolk, VA
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	46.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	6.96	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	2	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	40	
	<b>Mean Temperature, Summer</b> (82 deg or less)	78.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	28	
	<b>PROXIMITY</b>		
	2600 Tarawa Ct # 100, Virginia Beach, VA 23459-9297 (Naval Amphibious Base)		
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	3:25	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	190	

### DETERMINATION

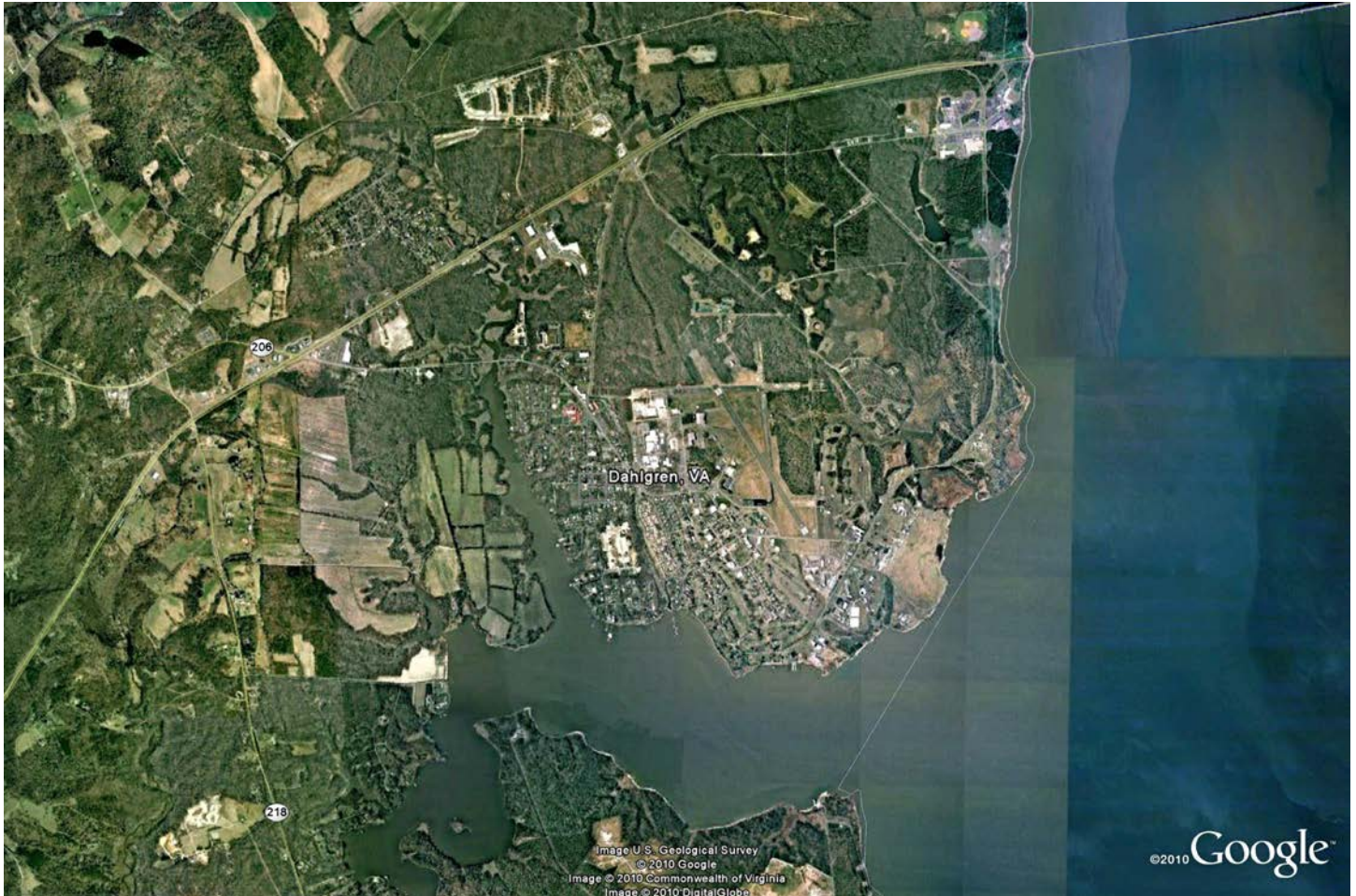
**NOT A  
CANDIDATE**

Fails Mandatory Criteria:  
Minimum Size

KEY				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



## 24. NSA South Potomac



No Scale

24

**NSA South Potomac**

Dahlgren, VA

VA





**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>	
	<b>Publicly Owned</b> (Y/N)	Y
	<b>MINIMUM SIZE</b>	
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	2,677  This base serves as the host command for two naval installations: NSF Dahlgren, Va. and Naval Support Facility Indian Head, Md. providing base operations support for about two dozen commands and tenant activities, a workforce approaching 10,000, and over 900 base residents between both installations. It is not expected that there is sufficient area available to support FASTC.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>	
	<b>Determination</b> (Suitable, Y/N)	Y  The site is located along the Potomac River in Dahlgren, VA.

STEP 1: RELATIVE

WEATHER (Temperature in Fahrenheit)		Dahlgren, King George, Virginia
Mean Temperature, Winter (Degrees, 35+)	41.2	
Total Annual Snowfall (Inches, not to exceed 30)	15.98	
Total Days of Snow (Days, not to exceed 20)	6	
Days w/ <32 Deg Temps (Not to exceed 110)	81	
Mean Temperature, Summer (82 deg or less)	76.33	
Days w/90+ Deg Temps (Not to exceed 60)	28	
PROXIMITY	Dahlgren, King George, Virginia	
Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	1:20	
Distance from 1801 N. Lynn St. (Miles, less than 220)	54	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



## 25. Naval Air Landing Field Fentress



25

**Naval Air Landing Field Fentress**

Chesapeake, VA





VA

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	2,763	Air landing field occupies most of the base. Operational issues at an active air base in concert with the AICUZ requirements are not expected to yield adequate area for FASTC.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	N	Active air base operations would cause conflicts with 24/7 FASTC operation.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Chesapeake, VA	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	45.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	6.96	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	2	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	51	
	<b>Mean Temperature, Summer</b> (82 deg or less)	77.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	22	
	<b>PROXIMITY</b>	NALF Fentress, Chesapeake, VA	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	3:49	Other routes more than 4 hours
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	213	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size  
24/7 Operation

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

## 26. Naval Station Norfolk



No Scale



26

**NS Norfolk**

Norfolk, VA





VA

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	3,588	Air Operations conducts more than 100,000 flight operations per year at this densely developed base. Operational issues at an active air base in concert with the AICUZ requirements are not expected to yield adequate area for FASTC at this base.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	N	Active air base operations would cause conflicts with 24/7 FASTC operation.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Norfolk, VA
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	46.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	6.96	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	2	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	40	
	<b>Mean Temperature, Summer</b> (82 deg or less)	78.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	28	
	<b>PROXIMITY</b>		9079 Hampton Boulevard, Norfolk, VA 23505-1024 (Naval Station Norfolk)
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	3:24	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	190	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size  
24/7 Operation

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

## 27. NSA Norfolk Annex



No Scale

27

**NSA Norfolk Northwest Annex**

Chesapeake, VA

VA

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	3,798	Per contact with Commander in Charge Ellen Duffy on 1/14/11, this site does not have sufficient available land. Wetlands occupy portions of the base that are currently undeveloped.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	The site is located in rural southern Chesapeake, Virginia on the border of North Carolina.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Chesapeake, VA
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	45.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	6.96	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	2	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	51	
	<b>Mean Temperature, Summer</b> (82 deg or less)	77.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	22	
	<b>PROXIMITY</b>		NorthWest Annex, 4541 Relay Rd, Chesapeake, Virginia 23322
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	3:54	Other routes more than 4 hours
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	220	

**DETERMINATION****NOT A  
CANDIDATE**

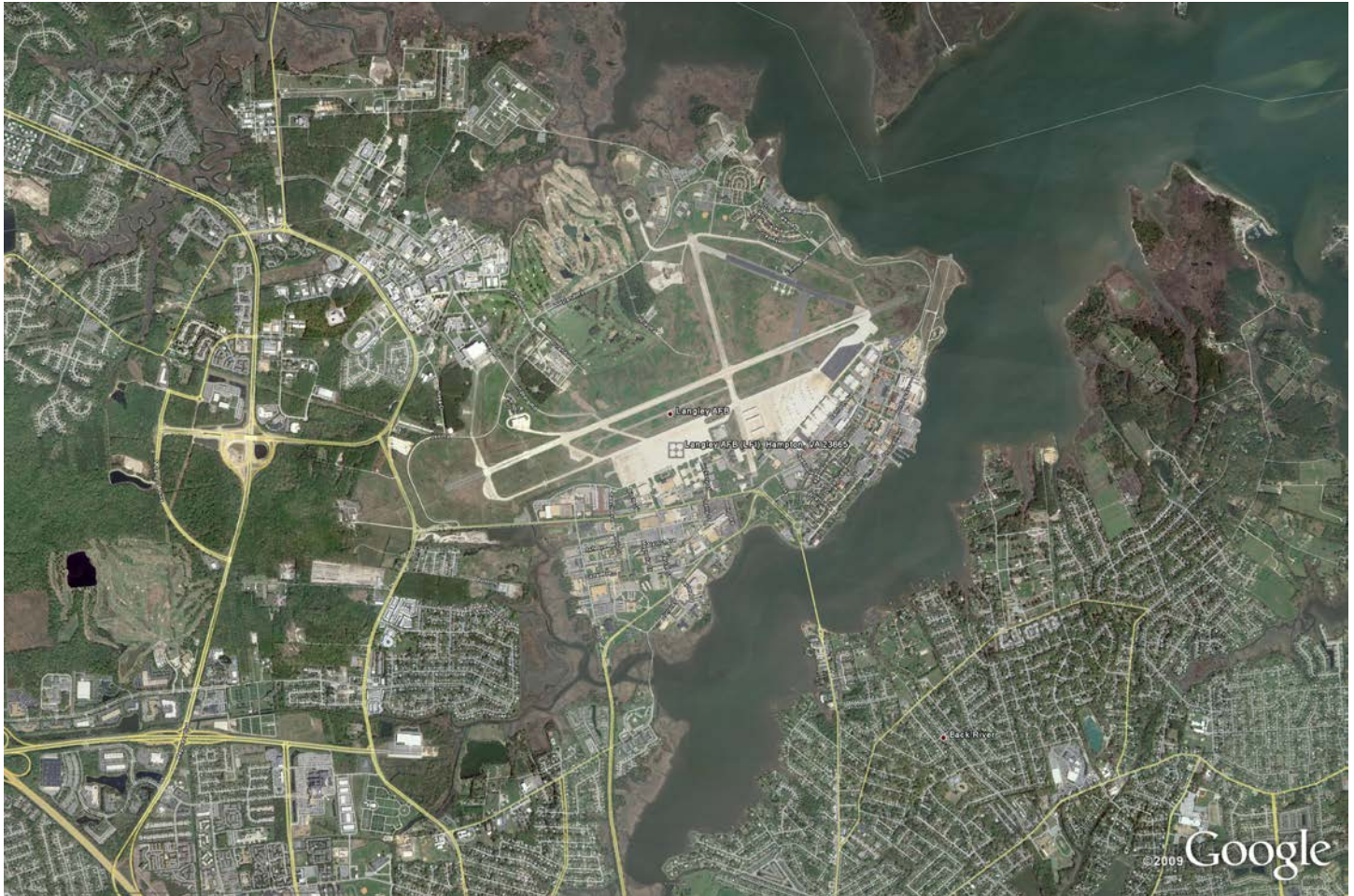
Fails Mandatory Criteria: Minimum Size

Fails Relative Criteria:  
Distance

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



## 28. Langley Air Force Base



No Scale

28

**Langley AFB**

Hampton, VA





VA

**Step 1**

STEP 1: MANDATORY	PUBLIC OWNERSHIP	
	Publicly Owned (Y/N)	Y
	MINIMUM SIZE	
	Parcel(s) Sizes (Acres, 1,500+)	3,987  Langley is the home of the USAF 633d Air Base Wing, 1st Fighter Wing & the 480th Intelligence Surveillance and Reconnaissance Wing. It also hosts the Global Cyberspace Integration Center field operating agency, the 192D Fighter Wing of the Virginia Air National Guard and Headquarters Air Combat Command. Operational issues at an active air base in concert with the AICUZ requirements are not expected to yield adequate area for FASTC.
	24/7 OPERATION	
	Determination (Suitable, Y/N)	N  Active air base operations would cause conflicts with 24/7 FASTC operation.

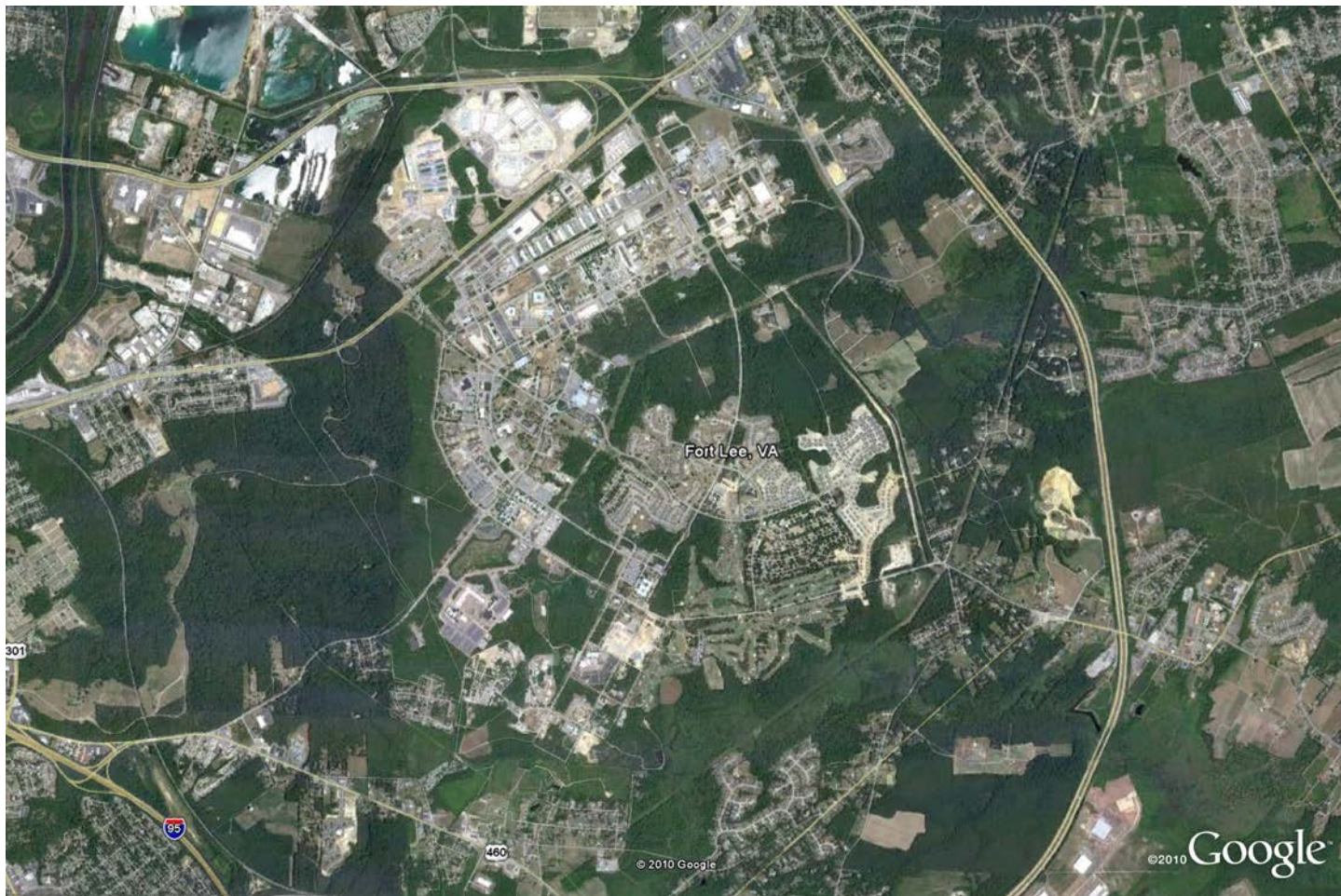
STEP 1: RELATIVE	WEATHER (Temperature in Fahrenheit)		Hampton, VA
	Mean Temperature, Winter (Degrees, 35+)	45.2	
	Total Annual Snowfall (Inches, not to exceed 30)	12.74	
	Total Days of Snow (Days, not to exceed 20)	8	
	Days w/ <32 Deg Temps (Not to exceed 110)	39.31	
	Mean Temperature, Summer (82 deg or less)	77.33	
	Days w/90+ Deg Temps (Not to exceed 60)	23	
	PROXIMITY		Langley Air Force Base, Hampton, VA
	Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	3:12	
	Distance from 1801 N. Lynn St. (Miles, less than 220)	176	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size  
24/7 Operation

KEY				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



## 29. Fort Lee



29

**Fort Lee**





Fort Lee, VA

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>	
	<b>Publicly Owned</b> (Y/N)	Y
	<b>MINIMUM SIZE</b>	
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	5,912 Several new organizations are relocating to and/or consolidating their operations on Fort Lee. When completed in 2011, at a projected cost of \$1.5 billion, the installation will have acquired 6.5 million square feet of new facilities including new classroom buildings, headquarters, fitness and dining facilities, outdoor training sites, high-rise housing projects. This base is not expected to yield adequate area for FASTC.
	<b>24/7 OPERATION</b>	
	<b>Determination</b> (Suitable, Y/N)	Y Site is buffered with undeveloped land.

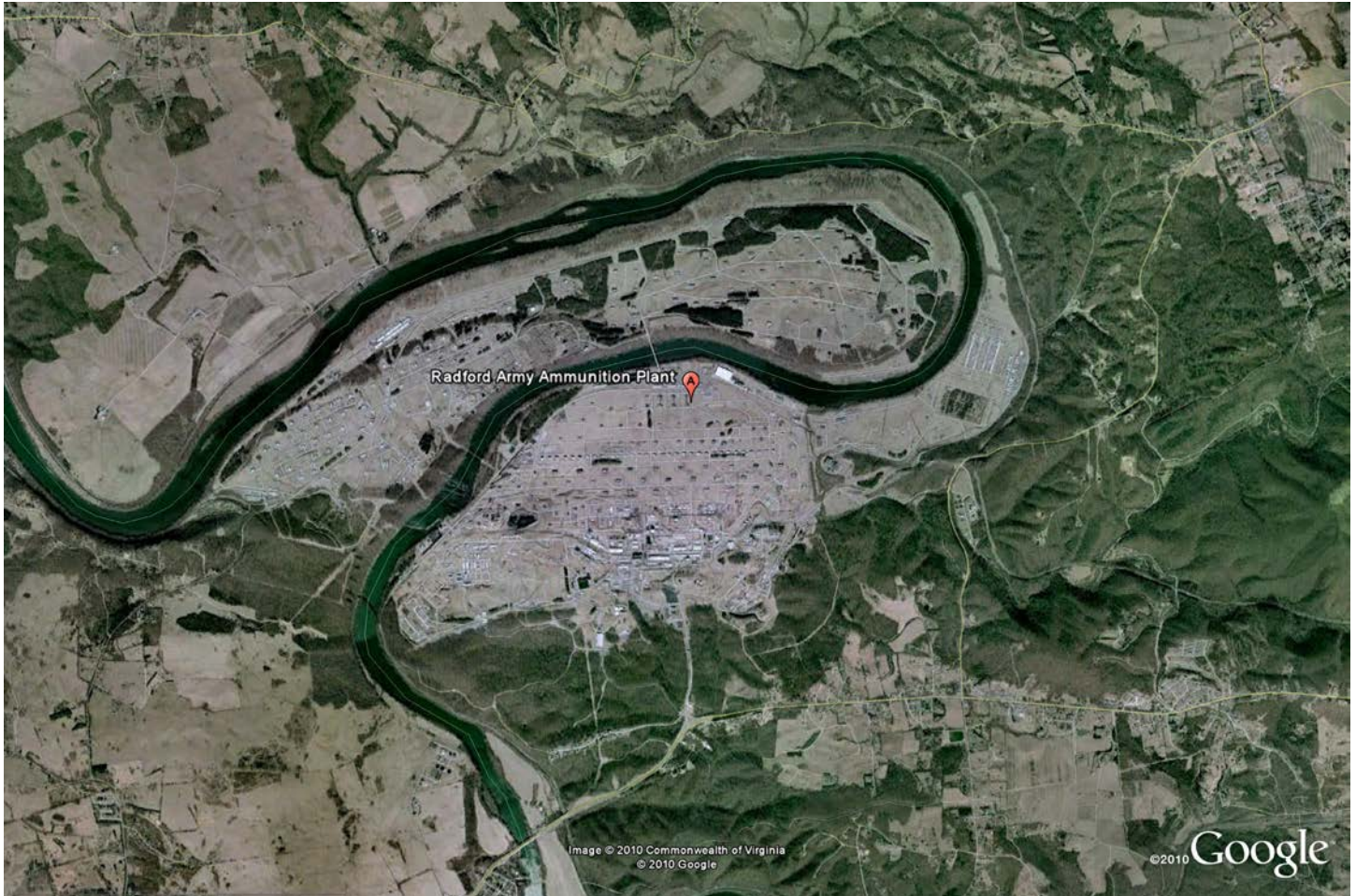
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Fort Lee, VA
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	43.4	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	14.02	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	6	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	78	
	<b>Mean Temperature, Summer</b> (82 deg or less)	75.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	32	
	<b>PROXIMITY</b>		
	Fort Lee, VA		
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	2:30	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	134	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 30. Radford Army Ammunition Plant



No Scale

**Radford Army Ammunition Plant**  
 Radford, VA
**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	6,902	The base includes 1,038 buildings. Based on the density of existing development, it is not expected that there is sufficient area available to support FASTC.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is surrounded by agricultural and undeveloped land.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Radford, VA	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	41.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	25.06	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	11	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	85	
	<b>Mean Temperature, Summer</b> (82 deg or less)	74.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	27	
	<b>PROXIMITY</b>	Radford, VA 24141 (Radford Army Ammunition Plant)	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	4:42	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	227	

**DETERMINATION**
**NOT A  
CANDIDATE**

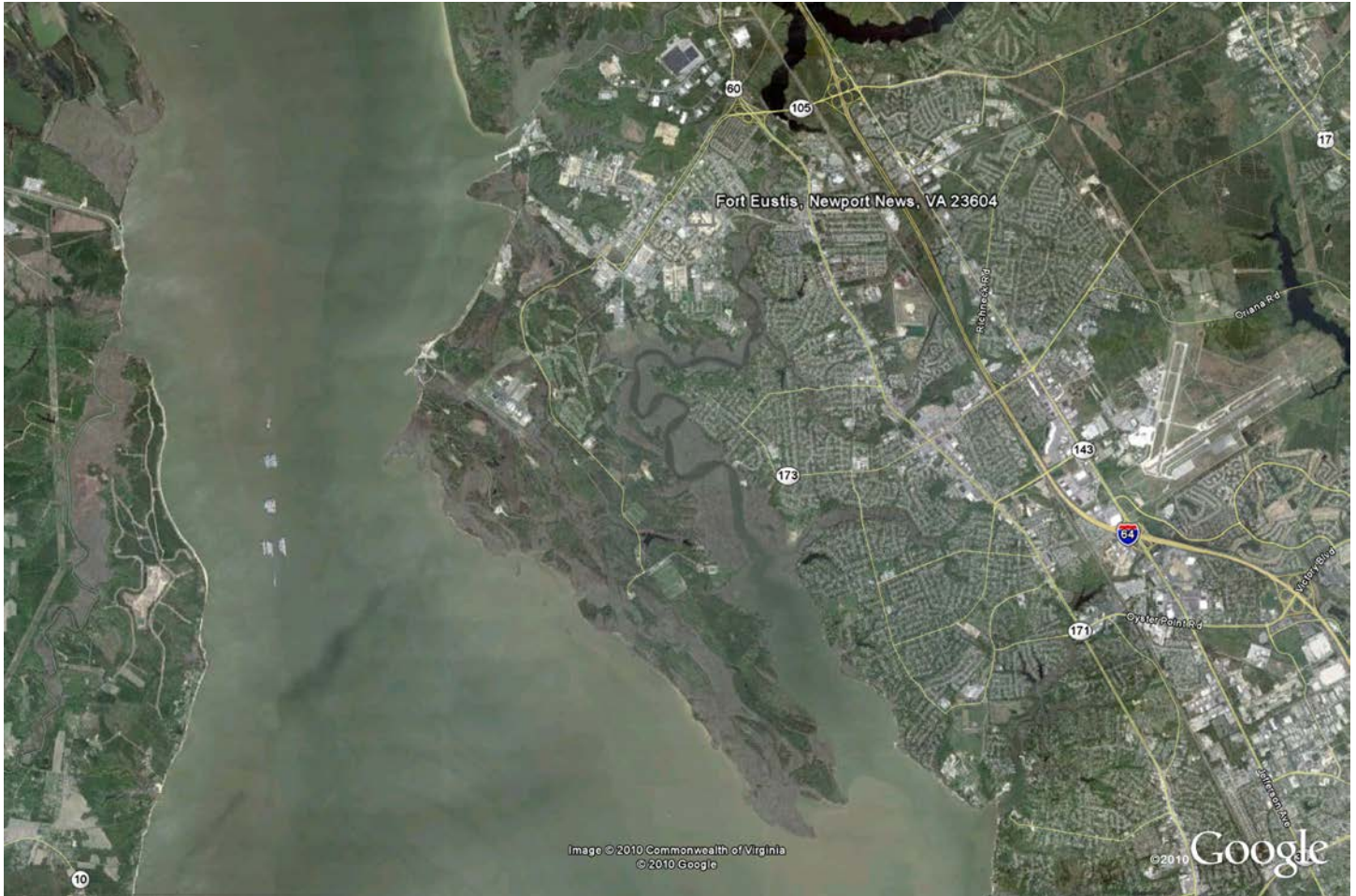
 Fails Mandatory Criteria:  
 Minimum Size

 Fails Relative Criteria:  
 Drive Time  
 Distance

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 31. Fort Eustis



No Scale







31

**Fort Eustis**  
 Newport News, VA
**Step 1**

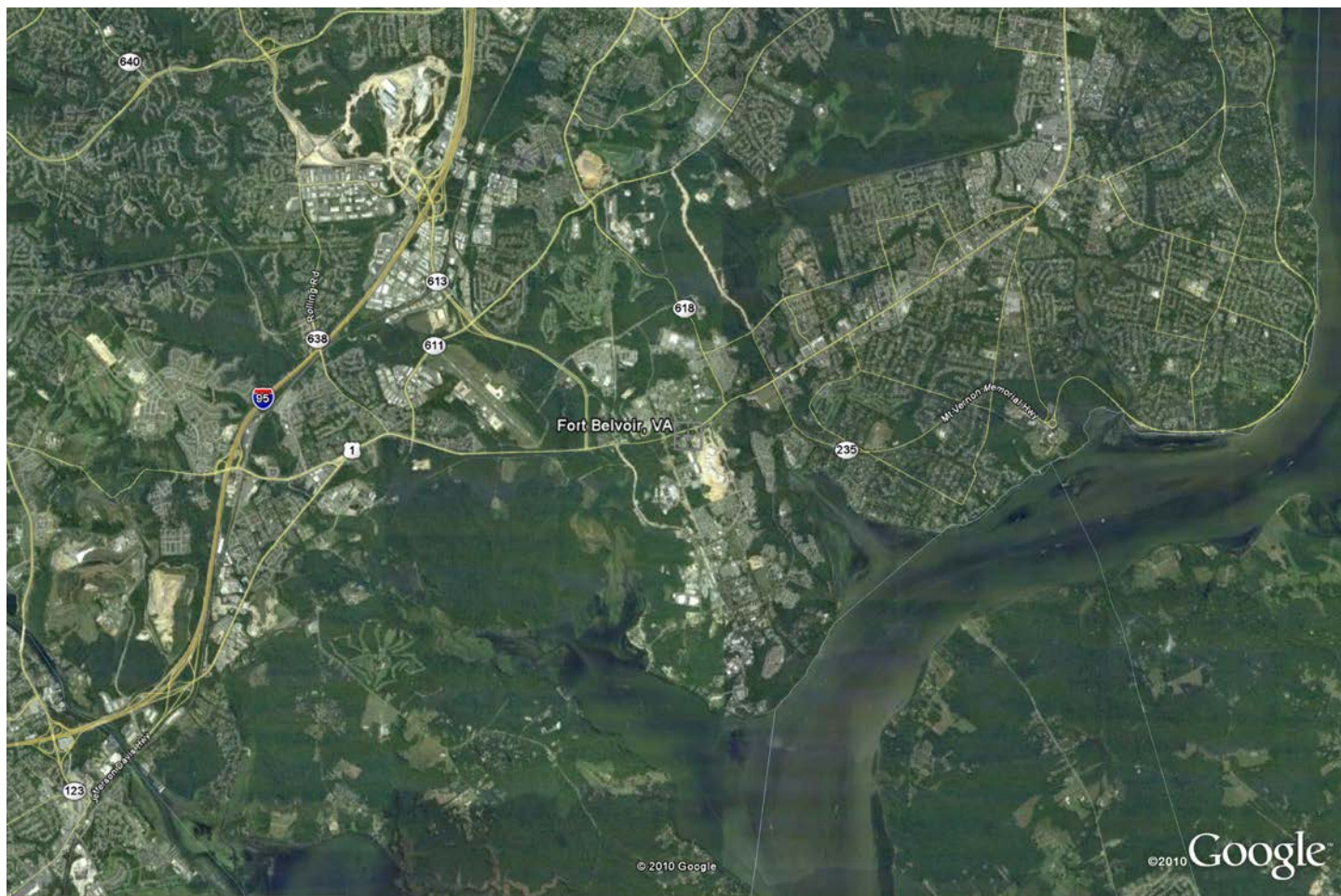
STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	8,249	Fort Eustis is the home of the U.S. Army Transportation Corps. 2000 acres is cantonment area and training areas total 6081 acres distributed throughout the installation, including 1000 acres for small arms ranges. It is not expected that there is sufficient area available to support FASTC.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is located on a peninsula on the James River at the northern tip of Newport News, VA.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Newport News, VA	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	45.4	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	8.9	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	6	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	49	
	<b>Mean Temperature, Summer</b> (82 deg or less)	77.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	20	
	<b>PROXIMITY</b>	Fort Eustis, Newport News, VA	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	2:57	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	163	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

# 32. Fort Belvoir



No Scale

32

**Fort Belvoir**





Ft. Belvoir, VA

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>	
	<b>Publicly Owned</b> (Y/N)	Y
	<b>MINIMUM SIZE</b>	
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	8,670  Fort Belvoir is home to two Army major command HQs, 10 different Army major commands, 19 agencies of the Dept. of Army, eight elements of the Army Reserve and the Army NG, and 26 DoD agencies. Also located here are a USN construction battalion, a USMC detachment, a USAF activity, and an agency from the Dept. of the Treasury. The BRAC process recommended that this base gain operations. As a result, it is not expected that there would be adequate area for FASTC.
	<b>24/7 OPERATION</b>	
	<b>Determination</b> (Suitable, Y/N)	Y  Site is buffered by undeveloped land and the Potomac River.

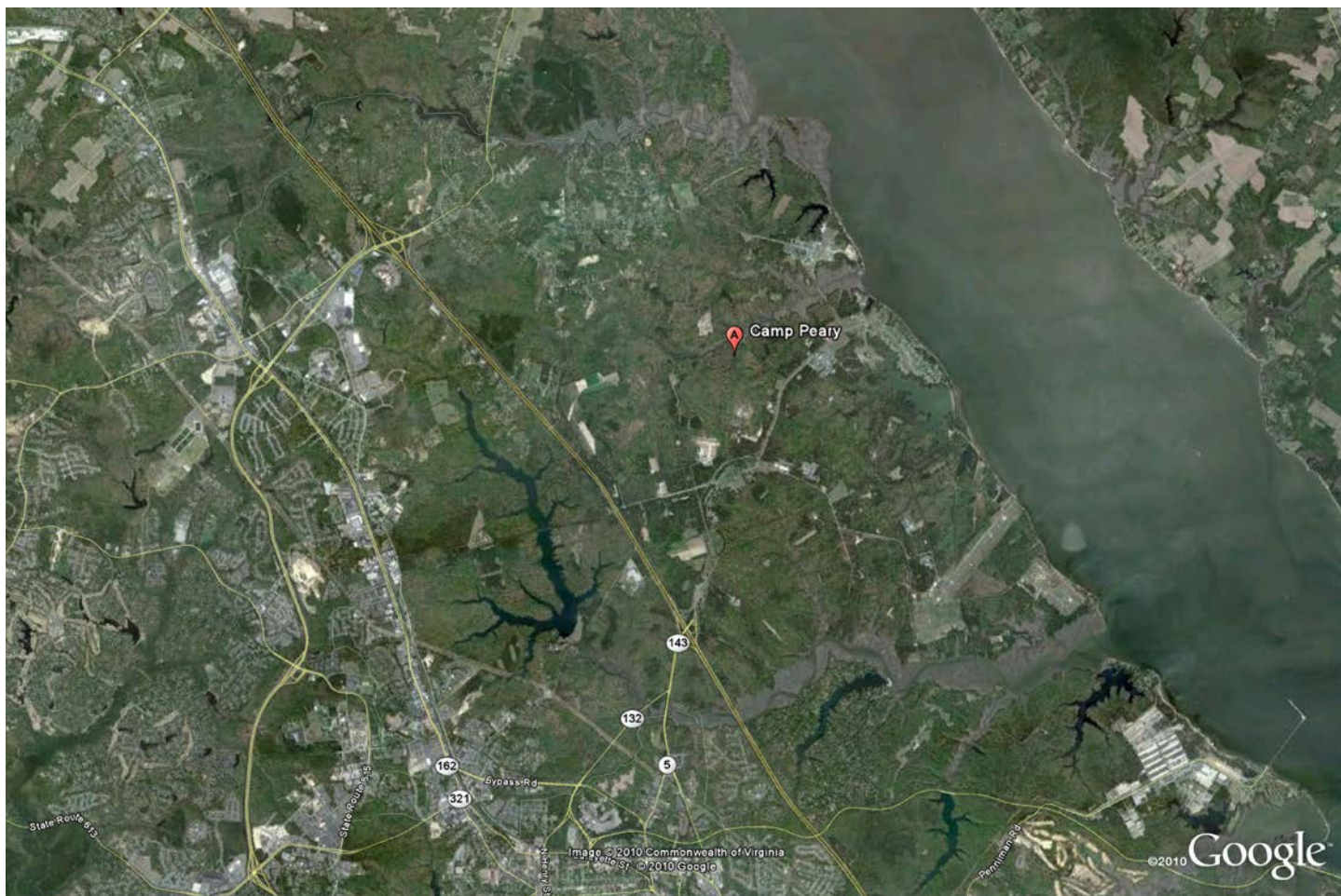
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Fort Belvoir, VA
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	39.6	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	21.58	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	10	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	95	
	<b>Mean Temperature, Summer</b> (82 deg or less)	75.00	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	22	
	<b>PROXIMITY</b>		
	Fort Belvoir, VA		
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	0:31	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	16.5	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 33. Camp Peary



No Scale





33

**Camp Peary (non-CNIC)**  
 Williamsburg, VA
**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	9,276	This base is a completely classified facility that is closed to the public and most US Government agencies. Land will not be available for FASTC.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is buffered from nearby Williamsburg by undeveloped land and the Potomac River.

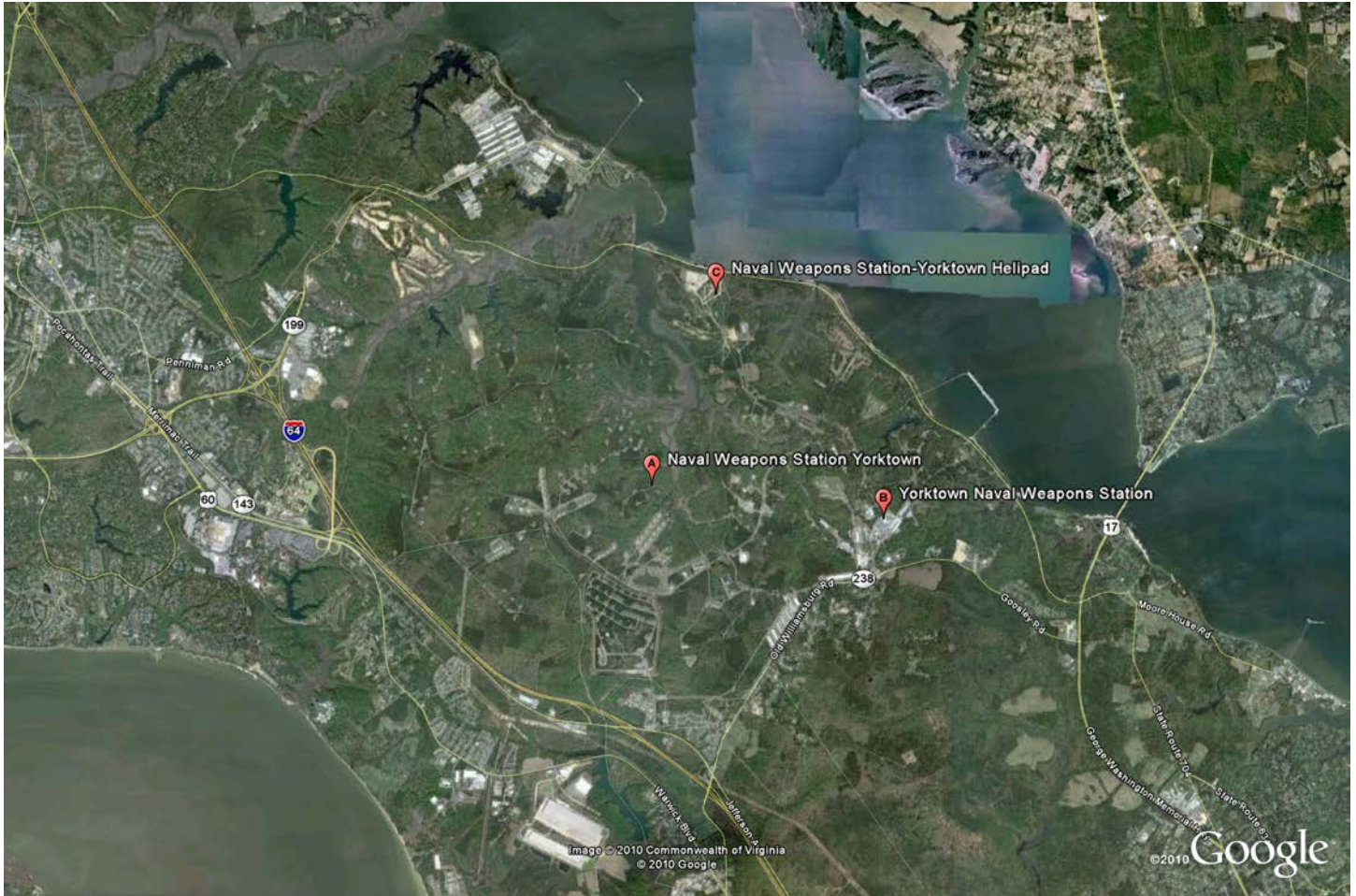
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Williamsburg, VA	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	45.4	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	8.9	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	6	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	49	
	<b>Mean Temperature, Summer</b> (82 deg or less)	77.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	20	
	<b>PROXIMITY</b>	Williamsburg, VA 23185 (Camp Peary)	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	2:49	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	151	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 34. Naval Weapon Station Yorktown



No Scale





34

**NWS Yorktown**  
 Yorktown, VA
**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	10,637	Naval Weapons Station Yorktown hosts 25 tenant commands and 19 Storefronts on a 10,637 acre site. With development dispersed throughout the site, 1500 acres may not be available for FASTC.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is buffered by undeveloped land, the Potomac River and Colonial National Park.

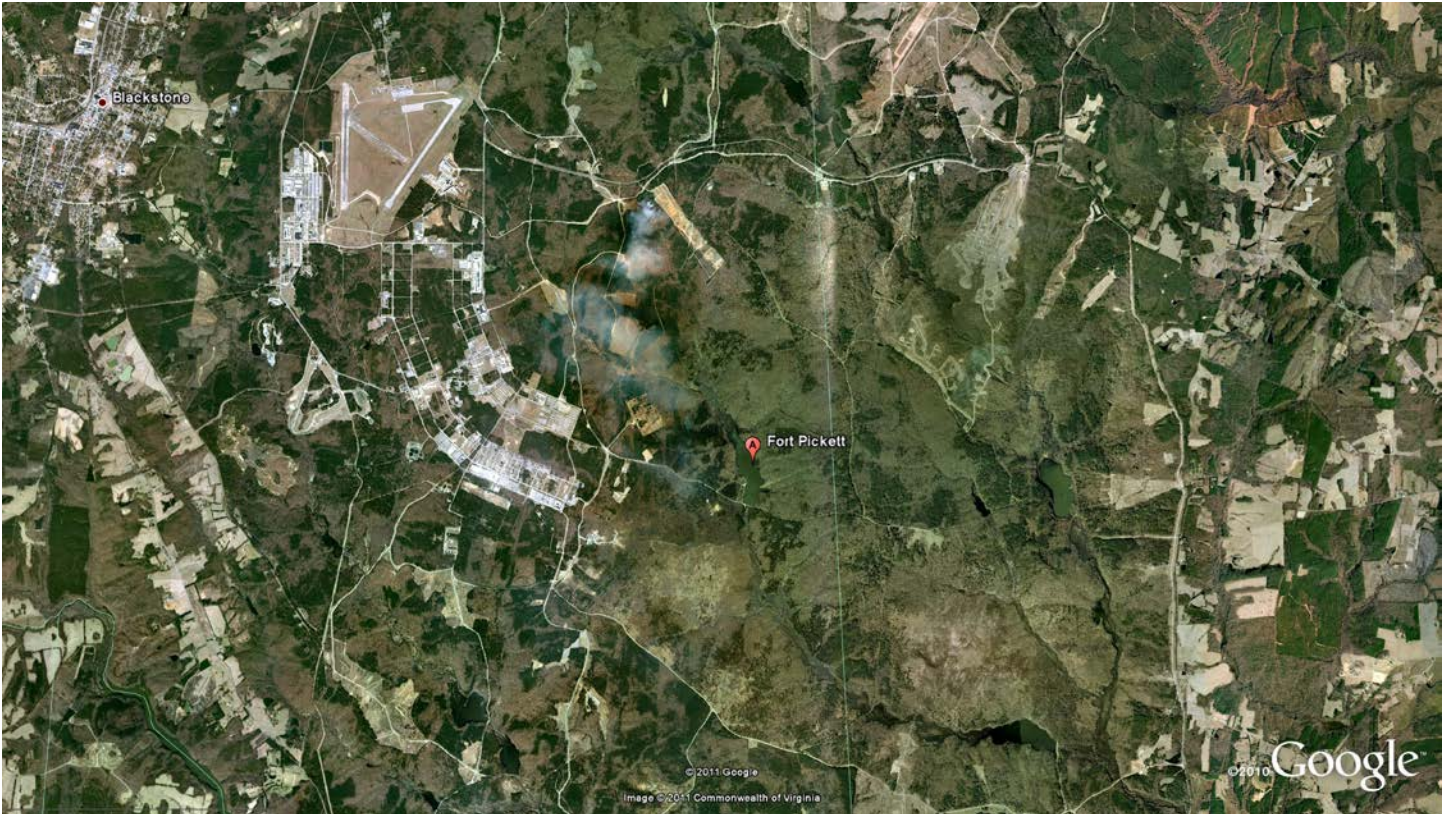
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Yorktown, VA	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	45.4	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	8.9	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	6	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	49	
	<b>Mean Temperature, Summer</b> (82 deg or less)	77.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	20	
	<b>PROXIMITY</b>	Yorktown, VA 23691 (Naval Weapons Station Yorktown)	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	2:58	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	160	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 35. Fort Pickett ARNG MTC



No Scale

35

Step 1

Fort Pickett, ARNG MTC  
Blackstone, VA

STEP 1: MANDATORY	PUBLIC OWNERSHIP	
	Publicly Owned (Y/N)	Y Available parcels include Ft Pickett and adjacent LRA land
	MINIMUM SIZE	
	Parcel(s) Sizes (Acres, 1,500+)	41,595 Approximately 3,028 acres are considered excess to the DoD and approximately 2,950 acres were transferred to the Fort Pickett Local Reuse Authority.
	24/7 OPERATION	
	Determination (Suitable, Y/N)	Y Site is in rural southern Virginia, buffered along most of its perimeter.
STEP 1: RELATIVE	WEATHER (Temperature in Fahrenheit)	
	Mean Temperature, Winter (Degrees, 35+)	43.4 Blackstone, VA
	Total Annual Snowfall (Inches, not to exceed 30)	14.02
	Total Days of Snow (Days, not to exceed 20)	6
	Days w/ <32 Deg Temps (Not to exceed 110)	78
	Mean Temperature, Summer (82 deg or less)	76.67
	Days w/90+ Deg Temps (Not to exceed 60)	32
	PROXIMITY	
	Drive Time from 1801 N. Lynn St. (Hours: Mins, Less than 4 hrs)	3:15 Blackstone, VA 23824 (Fort Pickett)
	Distance from 1801 N. Lynn St. (Miles, less than 220)	164
DETERMINATION		CANDIDATE

KEY

Achieves  
Mandatory  
Criteria

Fails  
Mandatory  
Criteria

Achieves  
Relative  
Criteria

Fails  
Relative  
Criteria

**Fort Pickett, ARNG MTC**  
Blackstone, VA

## Step 2

### DEVELOPABLE AREA

The property must contain sufficient developable area to support the FASTC mission and program of requirements. Suitability analysis should consider the following characteristics at a minimum: parcel configuration, topography, floodplains, wetlands, steep slopes, historic and cultural resources, transportation and access, availability of utilities, etc

Y

Parcels allow successful test fits.

### COMPATIBLE SURROUNDINGS

The surrounding context must adequately buffered from FASTC 24/7 impacts. This may be accomplished by setbacks, compatible adjacent use, noise controls, or other methods.

Y

Much of the Fort's perimeter is buffered by agricultural land. Much of this land is encumbered to prevent more intense development by agreements under the Army Compatible Use Buffer Program. The town of Blackstone (approx. 3,700) is near Ft. Pickett.

STEP 2: MANDATORY

#### KEY



Achieves  
Mandatory  
Criteria



Fails  
Mandatory  
Criteria



Achieves  
Relative  
Criteria



Fails  
Relative  
Criteria



35

**Fort Pickett, ARNG MTC**  
Blackstone, VA

STEP 2: RELATIVE

**EASE OF ACQUISITION**

The quantity of parcels, any pre-existing restrictions or controls on the property's use or acquisition, as well as land costs all contribute to the ease of acquisition.

Y

Parcels would be acquired via purchase from Nottoway County and use permit between federal agencies.

**ACCESS TO LIFE SUPPORT**

The nearest life support / Level I trauma center/facility should be identified.

Y

VCU Medical Center, Richmond: 43 miles away

**CLIMATE**

A preliminary assessment of local support or opposition for FASTC should be prepared.

Y

This community is aware of its interdependence with Ft. Pickett and is engaged in supporting its activities as well as criticizing its impacts. Preliminary research shows that the outcome may be positive, but extensive community engagement is expected.

**DETERMINATION**

**MEETS STEP  
2 REQS**

KEY



Achieves  
Mandatory  
Criteria



Fails  
Mandatory  
Criteria

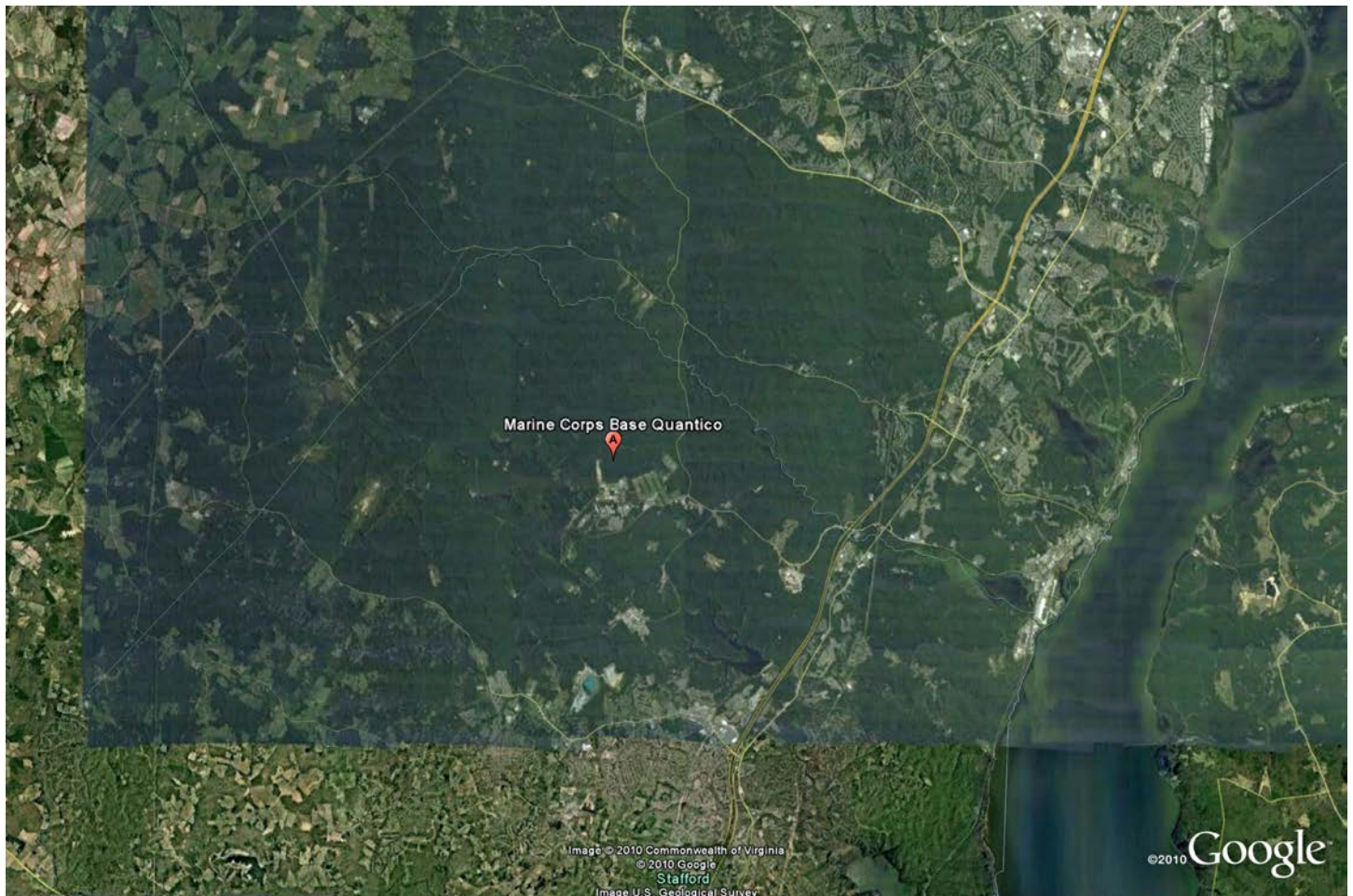


Achieves  
Relative  
Criteria



Fails  
Relative  
Criteria

# 36. Marine Corps Base Quantico



No Scale

36

**MCB Quantico**





Quantico, VA

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	60,314	4/14/2010: Per contact with Commander Adams, no land is available.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is buffered along the perimeter by Prince William Forest Park and the Potomac River

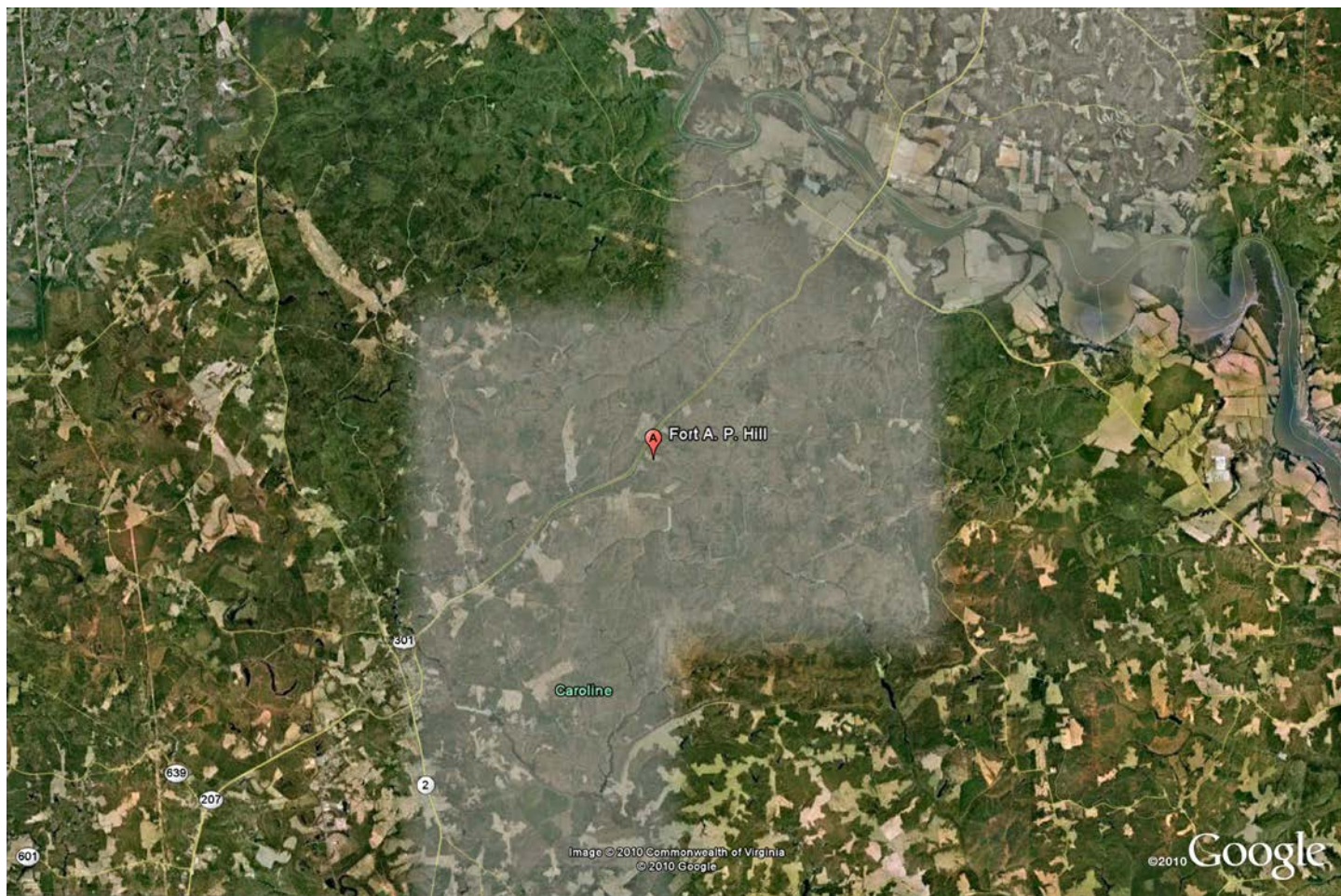
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Quantico, VA
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	41.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	13.88	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	6	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	81	
	<b>Mean Temperature, Summer</b> (82 deg or less)	76.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	28	
	<b>PROXIMITY</b>		3250 Catlin Ave, Quantico, VA 22134 (Marine Corps Base Quantico)
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	0:56	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	39.4	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 37. Fort A.P. Hill





37

**Fort AP Hill**  
 Bowling Green, VA
**Step 1**

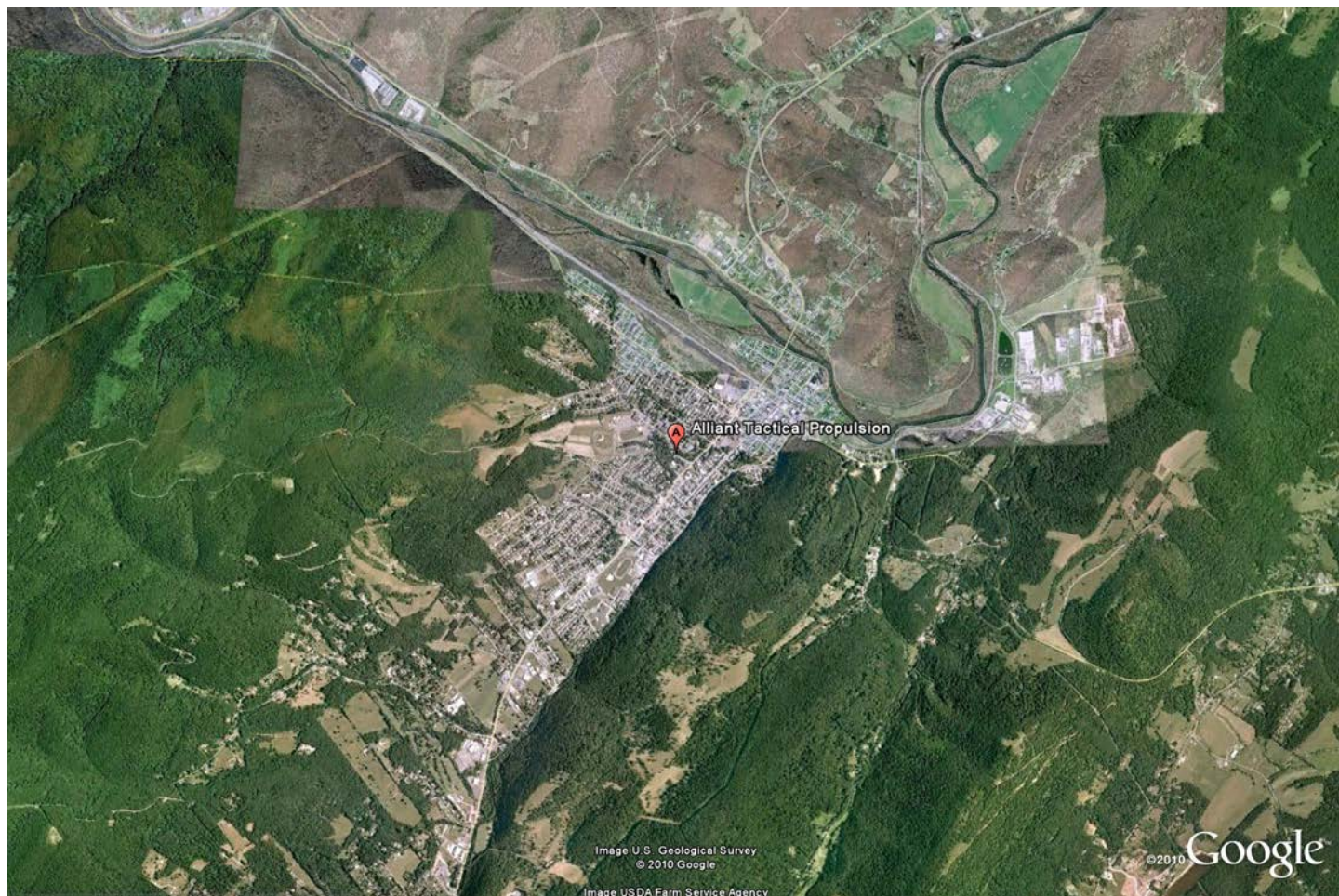
STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	75,873	3/3/10 Bill Birney Army Facilities, A.P. Hill is not available primarily because Army cannot offer exclusivity. Exclusive use is a FASTC operational requirement.; 4/10/2010: Shirley Bland, Realty Specialist; shared terrain only, incompatible terrain
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Fort AP Hill is located in a rural area, mostly in Caroline County.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Bowling Green, VA	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	41.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	13.88	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	6	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	81	
	<b>Mean Temperature, Summer</b> (82 deg or less)	76.33	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	28	
	<b>PROXIMITY</b>	Bowling Green, VA 22427 (Fort A. P. Hill)	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	1:44	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	81.8	

**DETERMINATION****NOT A CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria

## 38. Allegany Ballistics Lab



No Scale





38

**Allegany Ballistics Lab**  
 Rocket Center, WV
**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	1,785	This research lab and EPA superfund site is not expected to yield 1500 acres for FASTC. Contaminants found in the ground water and soil include explosives, volatile organic compounds (VOCs), acids, bases, perchlorate, laboratory and industrial wastes, bottom sludge from solvent recovery, metal plating pretreatment sludge, paints, and thinners.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	N	Most of this site is developed with laboratory uses.

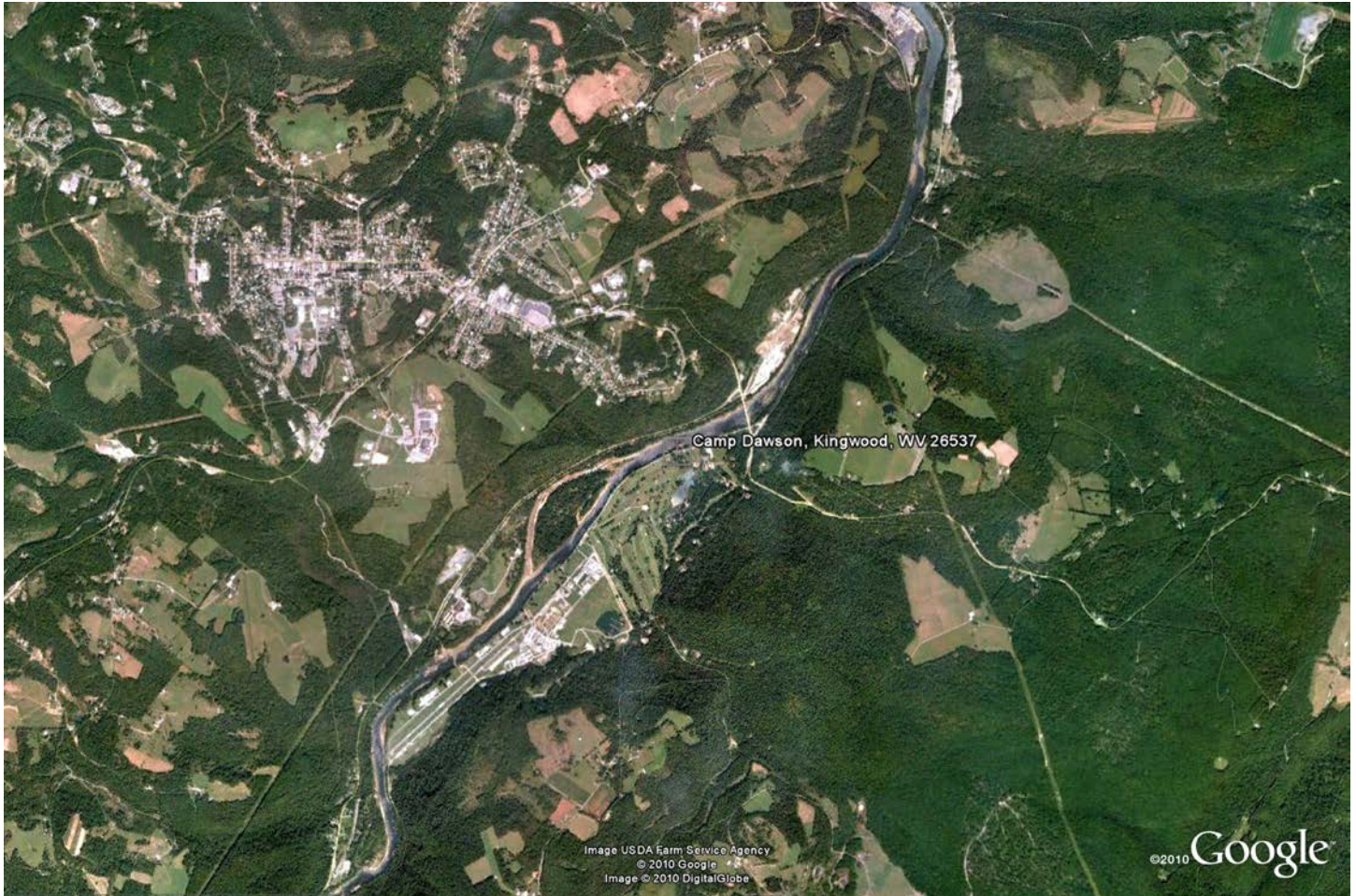
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	<i>Pinto, MD</i>	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	34.8	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	65.99	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	45	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	146	
	<b>Mean Temperature, Summer</b> (82 deg or less)	67.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	2	
	<b>PROXIMITY</b>	<i>Rocket Center, WV</i>	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	2:51	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	145	

**DETERMINATION****NOT A CANDIDATE**Fails Mandatory Criteria:  
Minimum SizeFails Relative Criteria:  
Meant Temperature, Winter  
Total Annual Snowfall  
Total Days of Snow  
Days with <32 Degree Temperatures

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



## 39. CTC Camp Dawson\*



**\*Note:**

This site did not meet Step 1 mandatory criteria and was not considered a Candidate site. However, test fits were performed in response to specific requests from Congressional delegations.



39

## Step 1

CTC Camp Dawson  
Kingwood, WV

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	N	Site is both publicly and privately owned. West Virginia National Guard has a land use agreement for the Pringle Tract.
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	3,302	Camp Dawson provides training for Army National Guard, Army Reserve, ROTC and other Active and Reserve components of Air Force, Navy and Marine Corps.
STEP 1: RELATIVE	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Portions of the site are near residential development.
	<b>WEATHER</b> (Temperature in Fahrenheit)		Kingwood, WV
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	34.8	
STEP 1: RELATIVE	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	65.99	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	45	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	146	
	<b>Mean Temperature, Summer</b> (82 deg or less)	67.67	
STEP 1: RELATIVE	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	2	
	<b>PROXIMITY</b>		Camp Dawson, Kingwood, WV
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	3:48	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	185	
<b>DETERMINATION</b>		<b>NOT A CANDIDATE</b>	Fails Mandatory Criteria: Publicly Owned Fails Relative Criteria: Mean Temperature, Winter; Total Annual Snowfall; Total Days of Snow; Days with <32 Deg Temperatures

## Step 2

STEP 2: MANDATORY	<b>DEVELOPABLE AREA</b>		
	The property must contain sufficient developable area to support the FASTC mission and program of requirements. Suitability analysis should consider the following characteristics at a minimum: parcel configuration, topography, floodplains, wetlands, steep slopes, historic and cultural resources, transportation and access, availability of utilities, etc	N	Significant topographic elevation change prevents development.
	<b>COMPATIBLE SURROUNDINGS</b>		
	The surrounding context must adequately buffered from FASTC 24/7 impacts. This may be accomplished by setbacks, compatible adjacent use, noise controls, or other methods.	Y	Portions of the site are located near residential development.
STEP 2: RELATIVE	<b>EASE OF ACQUISITION</b>		
	The quantity of parcels, any pre-existing restrictions or controls on the property's use or acquisition, as well as land costs all contribute to the ease of acquisition.	N	Land is both publicly and privately held.
	<b>ACCESS TO LIFE SUPPORT</b>		
	The nearest life support / Level I trauma center/facility should be identified.	Y	West Virginia University Hospitals, Inc. Morgantown, WV (26 miles away)
STEP 2: RELATIVE	<b>CLIMATE</b>		
	A preliminary assessment of local support or opposition for FASTC should be prepared.		

## KEY

Achieves  
Mandatory  
CriteriaFails  
Mandatory  
CriteriaAchieves  
Relative  
CriteriaFails  
Relative  
Criteria

# 40. National Conservation Training Center







**National Conservation Training**  
 Shepherdstown, WV
**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	Y	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	538	Entire facility totals only 538 acres, which is insufficient.
STEP 1: MANDATORY	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is removed from significant development.

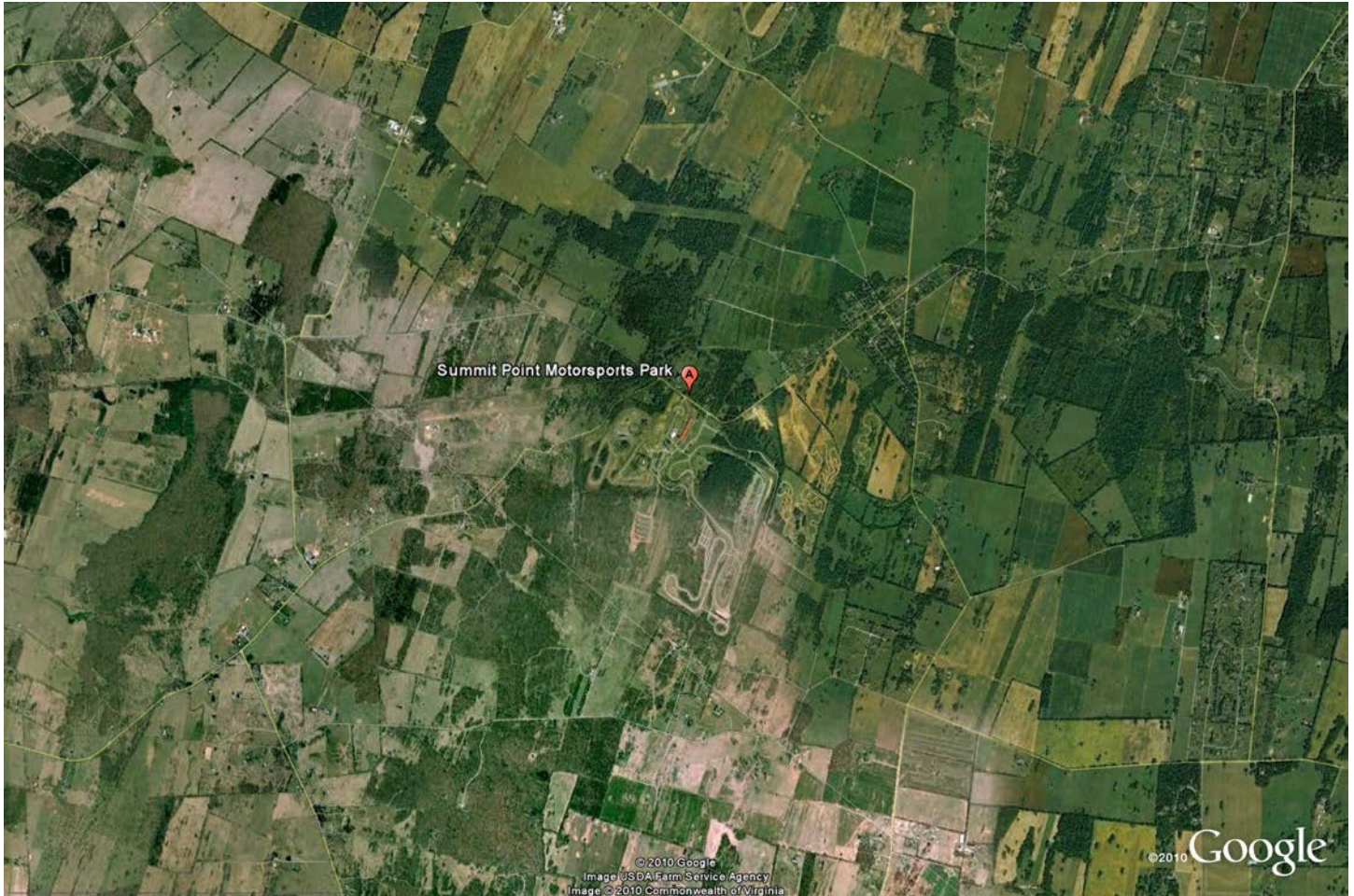
STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)		Shepherdstown, WV
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	38.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	23	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	12	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	105	
	<b>Mean Temperature, Summer</b> (82 deg or less)	73.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	24	
	<b>PROXIMITY</b>		National Conservation Training, Shepherdstown, WV
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	1:43	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	75.2	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria



# 41. Summit Point Raceway





41

**Summit Point Raceway**





Summit Point, WV

**Step 1**

STEP 1: MANDATORY	<b>PUBLIC OWNERSHIP</b>		
	<b>Publicly Owned</b> (Y/N)	N	
	<b>MINIMUM SIZE</b>		
	<b>Parcel(s) Sizes</b> (Acres, 1,500+)	1,250	The entire facility totals less than 1,250 acres, which is insufficient.
	<b>24/7 OPERATION</b>		
	<b>Determination</b> (Suitable, Y/N)	Y	Site is in rural West Virginia, surrounded by agricultural and undeveloped land.

STEP 1: RELATIVE	<b>WEATHER</b> (Temperature in Fahrenheit)	Summit Point, WV	
	<b>Mean Temperature, Winter</b> (Degrees, 35+)	38.2	
	<b>Total Annual Snowfall</b> (Inches, not to exceed 30)	23	
	<b>Total Days of Snow</b> (Days, not to exceed 20)	12	
	<b>Days w/ &lt;32 Deg Temps</b> (Not to exceed 110)	105	
	<b>Mean Temperature, Summer</b> (82 deg or less)	73.67	
	<b>Days w/90+ Deg Temps</b> (Not to exceed 60)	24	
	<b>PROXIMITY</b>	Summit Point Raceway, Summit Point WV	
	<b>Drive Time from 1801 N. Lynn St.</b> (Hours: Mins, Less than 4 hrs)	1:19	
	<b>Distance from 1801 N. Lynn St.</b> (Miles, less than 220)	71.5	

**DETERMINATION****NOT A  
CANDIDATE**Fails Mandatory Criteria:  
Publicly Owned  
Minimum Size

<b>KEY</b>				
	Achieves Mandatory Criteria	Fails Mandatory Criteria	Achieves Relative Criteria	Fails Relative Criteria